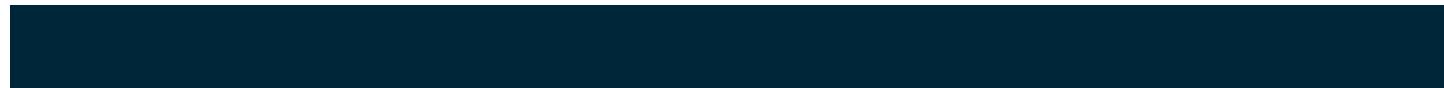




32 Between Streets, Cobham, KT11 1AF
Asking Price £495,000 Leasehold



SITUATION AND DESCRIPTION

Situated in the heart of Cobham just moments from Waitrose and the High Street, this spacious 2nd floor apartment of over 1000 sq ft is offered in excellent condition throughout. With entry through remote security gates, the apartment is then accessed by lift and is set at the rear of the building overlooking the communal gardens.

MAIN ENTRANCE

Remote vehicle and pedestrian gates into private car park. Coded front door into main entrance with lift and stairs.

APARTMENT ENTRANCE

Into hallway with large coats cupboard and boiler cupboard with storage space.

KITCHEN

13'5" x 9'6" (4.10m x 2.90m)

Range of wall and base units with worktop over, surface stainless steel sink with mixer tap and drainer.

Integrated appliances including full height fridge/freezer, wall mounted oven, four ring gas hob, dishwasher and washer/dryer. Ample space for breakfast table. Sliding doors to:

LIVING/DINING ROOM

23'6" x 11'11" (7.18m x 3.65m)

Space for seating area and dining table. Double French doors to Juliet balcony, overlooking garden. Door to hallway.

MASTER BEDROOM

12'1" x 10'9" (3.69m x 3.28m)

Rear aspect with walk-in wardrobe.

Door to:

EN SUITE SHOWER ROOM

Spacious shower cubicle, low level W.C., twin wall hung wash hand basins, heated towel rail and mirrored medicine cabinet.

BEDROOM TWO

15'8" x 11'11" (4.79m x 3.639m)

Rear aspect with built-in wardrobe.

BATHROOM

Panel enclosed bath with shower over, W.C. with concealed push button cistern, wall hung wash hand basin, heated towel rail and mirrored medicine cabinet.

GARDEN

Communal garden laid to lawn with mature borders.

PARKING

Allocated parking space.

COUNCIL TAX

Band F - £3,527.42 (2025/26)

SERVICE CHARGES

£5866pa

GROUND RENT

£551pa

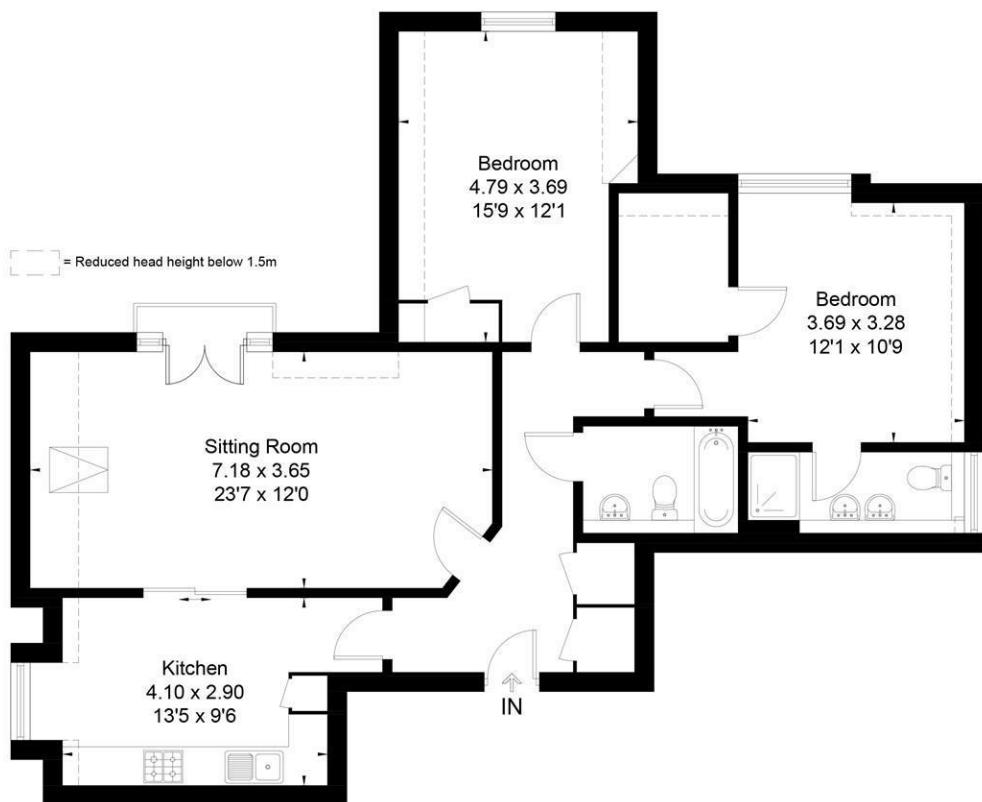


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Approximate Floor Area = 98.3 sq m / 1058 sq ft



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #97644