

Freelands Road, Cobham KT11

Offers in the Region Of £350,000 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

In the heart of Cobham, Ivy Gate are pleased to present an excellent ground floor two-bedroom flat situated in an attractive development and close to amenities. The property is perfectly located within walking distance to Cobham's high street, with its range of bars, restaurants and local shops. Offered unfurnished, the property benefits from a secure entry system, two double bedrooms, a fitted open plan kitchen/diner and an allocated parking space. Residents of the development can enjoy the convenience of a private on-site carpark. Visitor bays and this flat comes with a garage. Cobham benefits from two train stations in close proximity, Stoke d'abernon and Oxshott, both direct links to London. By car, there is the A3 and M25 motorway which will take you to Gatwick in 38 minutes and Heathrow in 28 minutes. Council Tax Band: D Tenure: Freehold (91 years) Service Charge: £1800.00 per year.

Two Bedroom Ground Floor Apartment

Open Plan Kitchen Dining and Lounge

Allocated Paking

Garage

Close to Town Centre

Service Charge: £1800, Lease: 91 Years.

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COBHAM GATE

APPROX. GROSS INTERNAL FLOOR AREA 655 SQ FT / 61 SQ M

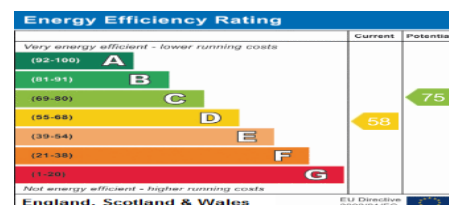
Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured & drawn to accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 2" and are to be interpreted by your agent.

Tenure: Leasehold

Council Tax: D

Local Authority: Elmbridge Borough Council

EPC Rating: D



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.