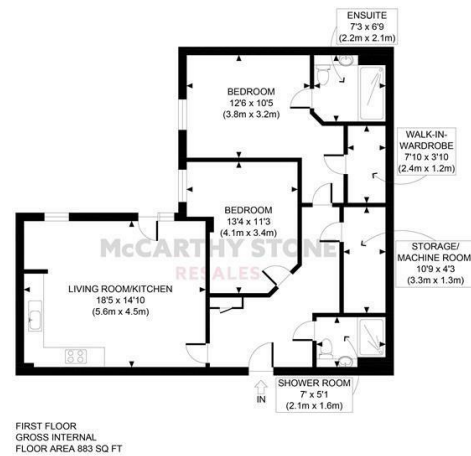


# McCARTHY STONE RESALES

## 4 HOLLY PLACE 18 HIGH STREET, COBHAM, KT11 3EB



APPROX. GROSS INTERNAL FLOOR AREA 883 SQ FT / 82 SQM  
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.  
 Holly Place  
 12/09/24  
 photoplan

### COUNCIL TAX BAND: F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



# McCARTHY STONE RESALES

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A stunning, bright and spacious two double bedroom two shower room, first floor retirement apartment within the sought after Holly Place development located in the center of Cobham High Street. This fantastic location offers a wealth of eateries and shopping outlets whilst being close to the A3 for London and the south coast as well as the easily accessible M25 motorway.

\*\*\* Available with its own allocated parking space \*\*\*

## ASKING PRICE £629,950 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# HIGH STREET, COBHAM

**2 BED | £629,950**

## SUMMARY

Holly Place was built by McCarthy Stone in 2019 and comprises of one and two bedroom apartments purpose built for Retirement Living for the over 60's. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points throughout the development and the apartment. There is a guest suite with its own parking space for when family or friends wish to stay.

The apartment features a modern fully fitted kitchen, spacious living room with access to the decked terrace, two double bedrooms with the master having a large walk-in wardrobe and a modern en-suite shower room, a separate shower room servicing the second bedroom and a utilities cupboard from the hallway housing a washer/dryer. The development facilities includes a Homeowners' communal club lounge which opens onto the beautiful landscaped terrace.

Ideally located on the High Street, the apartments are surrounded by a choice of eateries, coffee shops and retail outlets including two banks, a pharmacy, public library and a Post Office. Apart from the smaller retail outlets there is a Sainsbury's Local and a Waitrose supermarket. A shopper's entrance is included in the development, offering instant access to the high street. The nearest train station is 1.4 miles away with regular services to London. Bus services are easily accessible and offer routes to Guildford, Esher and Kingston.

Not far from the centre of the village the beautiful Painshill Park dates back to the 18th century and provides stunning walks and landscaped gardens.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall

where the 24-hour emergency response system is situated. From the hallway there is a door to a utility/storage cupboard housing the washer/dryer and hot water cylinder. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedrooms, living room and shower room.

## LIVING ROOM

A bright and thoughtfully designed living room of excellent proportions benefitting from a glazed patio door with windows to side opening to the spacious decked roof terrace with seating areas. Owing to the positioning of the apartment a more secluded and private area of the terrace can be enjoyed. Feature fireplace, TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Open plan to Kitchen.

## KITCHEN

Modern fully fitted kitchen with tiled floor and an excellent range of base and wall units with a high gloss finish and elegant grey quartz stone effect worktops and matching sink with lever tap. Built-in waist height electric oven and microwave oven above, ceramic four ring hob with opaque glass splash back and stainless steel extractor hood. Integrated fridge/freezer, dishwasher and under pelmet lighting.

## MASTER BEDROOM WITH EN-SUITE SHOWER ROOM

Spacious double bedroom with a large walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Double glazed full length window and door to en-suite shower room.

## EN-SUITE SHOWER ROOM

Tiled with slip resistant floor tiling, walk-in level access shower. Underfloor heating and grab rails. Close

coupled WC and Vanity unit with inset wash hand basin fitted with a chrome mono lever tap, heated towel rail, illuminated mirror and shaver socket.

## BEDROOM TWO

Well proportioned second double bedroom with full length window overlooking the terrace. Ceiling lights, TV and phone point.

## SHOWER ROOM

Tiled with slip resistant floor tiling, glazed shower cubicle. Underfloor heating and grab rails. Close coupled WC and vanity unit with wash hand basin fitted with a chrome mono lever tap, illuminated mirror, heated towel rail, and shaver socket.

## SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge: £5,388.32 per annum (for financial year end 30/06/2025).

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager. To find out more about service charges please contact your Property Consultant or House Manager.

## LEASEHOLD

Leasehold 999 Years from the 1st June 2019

Ground Rent: £595 per annum

Ground Rent Review Date: June 2034

## CAR PARKING

Secure allocated car parking space

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

