



## 4 Grantbourne

Castle Grove Road | | Chobham | GU24 8EF

Offers In Excess Of £200,000    Share of Freehold

*Waterford's* W  
Residential Sales & Lettings

# 4 Grantbourne

Castle Grove Road |  
Chobham | GU24 8EF

Offers In Excess Of £200,000

Set on the very edge of Chobham village centre is this one double bedroom conversion apartment.

- First floor conversion apartment
- Large double bedroom
- Generous size lounge
- Garage, parking and communal gardens
- Short walk of village centre
- Current Maintenance charge £200 pcm No Ground Rent
- SHBC Council Tax Band D



## Description

Set on the very edge of Chobham village centre is this one double



Attractive  
conversion  
apartment on  
edge of village  
centre



bedroom conversion apartment. This bright and spacious property features a generous size living room with large window overlooking the communal gardens. There is a fitted kitchen with a wide range of storage and worktops and a three piece bathroom. All heated by a gas fired central heating system. Whilst not requiring it this comfortable property is ripe for remodelling.

Communal gardens with a large expanse of lawn and a variety of plants, bushes and trees. The property has its own garage in the block and there is ample communal parking for further vehicles.

From our offices in the High Street head towards Knaphill after crossing the mini roundabout. Grantbourne can be found on your left hand side after a short distance.



## Grantbourne Castle Grove Road, Chobham, Woking, GU24

Approximate Area = 533 sq ft / 49.5 sq m

Garage = 114 sq ft / 10.5 sq m

Total = 647 sq ft / 60.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Waterfords. REF: 1010951



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			73
(9-9) D			
(8-8) E		46	
(7-7) F			
(1-1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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