

FOR SALE



Trafalgar Court, Cobham, KT11

Offers In Excess Of £275,000 Leasehold

 **2**

 **2**


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Property Description

This beautifully presented and spacious apartment offers two double bedrooms and two bathrooms within a sought-after, gated development. Upon entry, an inviting hallway leads into a large open-plan living area with a modern, fully integrated kitchen, alongside two double bedrooms and two stylish bathrooms.


The apartment includes the convenience of secure allocated residence parking. It's ideally located just a short walk from the high street, with plenty of shops, cafes, and excellent restaurants nearby. Additionally, it has easy access to the A3 and M25, with Cobham & Stoke Station a brief bus ride away.

Perfect for first time buyers or investors, this modern apartment offers extra space in the charming town of Cobham.



Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		
55-68 D	57	58
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	





Trafalgar Court, KT11

Approximate gross internal area

66.61 sq m / 717 sq ft



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for representation purposes only and should be used as such.
Any figure is for guidance only and should not be relied on as a basis for valuation.
Floor plan produced by Licaria Services Ltd.



Material Information

Tenure – Leasehold

Length Of Lease – 120 years remaining

Service Charge – £1,600

Ground Rent – £275

Council Tax Band – D

Local Authority – Elmbridge Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Allocated Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric Communal



Broadband
Standard/ Superfast



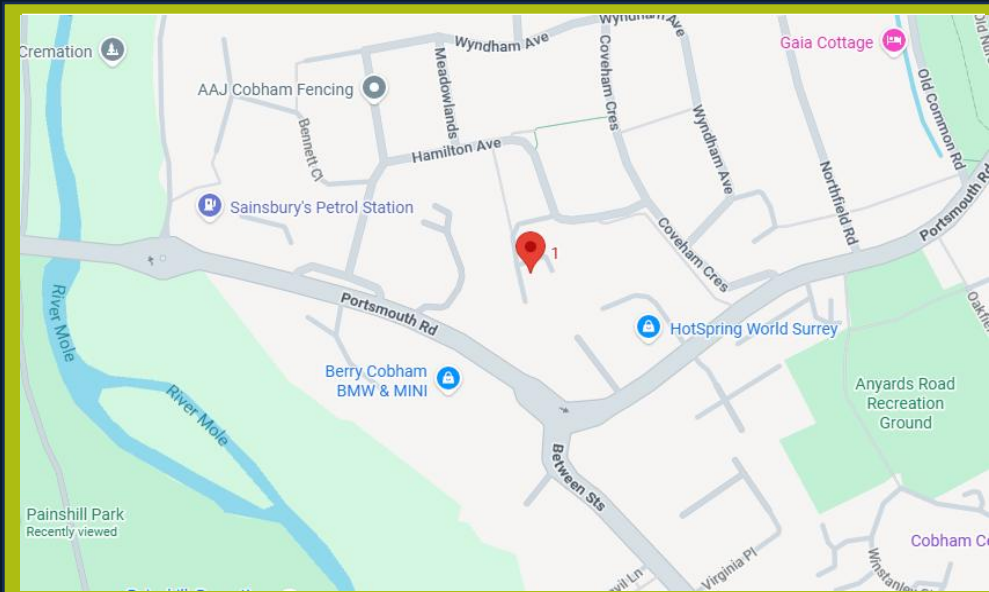
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Risk Level: Low



Proposed Development in Immediate Locality?
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

