



9 Cobham Gate, Cobham, Surrey, KT11 2NZ

Price Guide £265,000



- IDEAL FOR FIRST TIME BUYERS
- LARGE 1ST FLOOR FLAT
- LARGE DOUBLE BEDROOM
- ALLOCATED PARKING
- CENTRAL COBHAM LOCATION
- 1 DOUBLE BEDROOM
- KITCHEN WITH OVEN/HOB
- BATHROOM SUITE
- CLOSE TO SHOPS AND FACILITIES
- LEASE CURRENTLY BEING EXTENDED

## Description

A bright and airy first-floor apartment ideally situated in the heart of Cobham, offering generous proportions and excellent convenience. This large one-bedroom flat is well suited to investors, with tenants already in situ providing an immediate rental income.

The property features an impressive open-plan living, dining, and kitchen space measuring 28'2 x 11'3, creating a versatile and sociable environment. The kitchen is fitted with a built-in oven and electric hob, with ample fitted units for storage. The double bedroom is well-proportioned, and the accommodation is completed by a tiled bathroom suite with WC.

Externally, the property benefits from an allocated parking space within a communal car park, adding to its practicality in this central location.

Further enhancing its appeal, the lease is currently being extended to an impressive 964 years, offering long-term security and value. Positioned within easy reach of Cobham's amenities, this is a strong investment opportunity in a sought-after setting.

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	D
<b>Lease</b>	90 Years Remaining (Currently being extended to 964 years)
<b>Service Charge</b>	£1,431 (Increasing to £1,856.93 in September 2026)
<b>Ground Rent</b>	£0

## Situation

Cobham is a highly desirable Surrey village that perfectly balances a charming, community feel with excellent connectivity and modern conveniences. Known for its attractive High Street and leafy surroundings, Cobham offers an appealing lifestyle for a wide range of buyers.

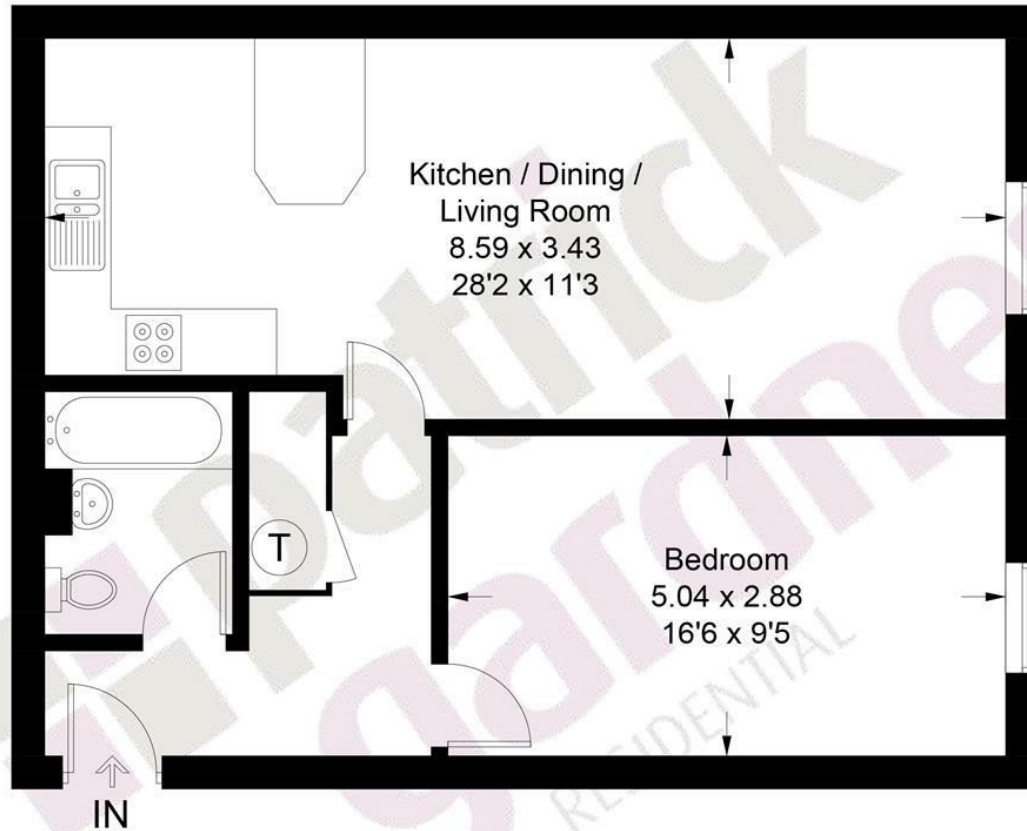
The village centre features an excellent selection of independent boutiques, cafés, and restaurants, alongside well-known brands such as Waitrose & Partners, making day-to-day living both convenient and enjoyable. For dining and socialising, there is a variety of welcoming pubs and eateries, contributing to Cobham's vibrant yet relaxed atmosphere.

For outdoor enthusiasts, nearby green spaces such as Painshill Park provide beautiful landscaped grounds, walking trails, and scenic views, while the surrounding countryside offers further opportunities for recreation.

Cobham is particularly well regarded for its accessibility. The nearby A3 road provides direct links to London and the South Coast, while the M25 motorway is easily reached, connecting to the wider motorway network and Heathrow and Gatwick airports. Rail services from Cobham & Stoke d'Abernon railway station offer regular connections into London Waterloo, making it an ideal location for commuters.



Approximate Gross Internal Area = 56.7 sq m / 610 sq ft



## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1297855)

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