



**Connells**

Kitsbridge House Brookhill Road  
Cophorne



### Property Description

A spacious two double bedroom first floor flat, offered to the market with no onward chain. The property features a generous entrance hall leading to a bright and open plan fitted kitchen, living and dining area.

The principal bedroom benefits from an en-suite and built-in wardrobe, alongside a further double bedroom and well-appointed family bathroom.

Externally the property includes an allocated parking space.

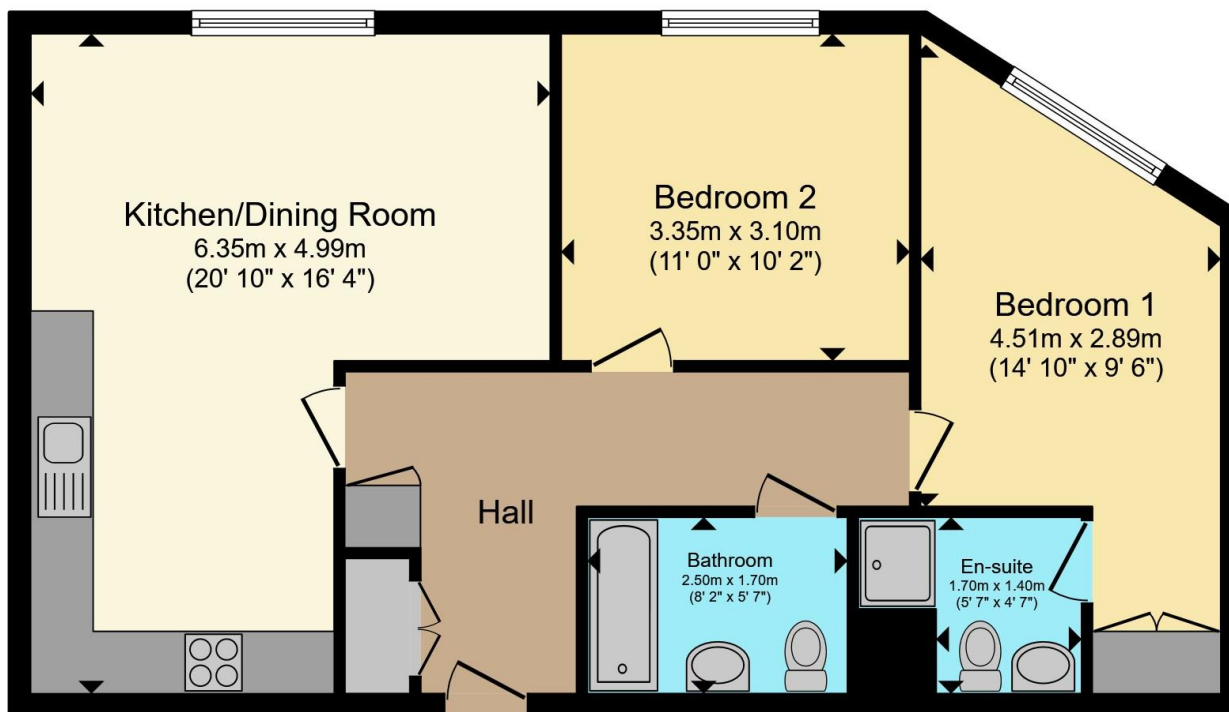
Situated in the sought-after village of Cophorne, the flat enjoys a range of easily accessible local amenities and excellent transport links for the M23 and M25. This property must be seen to appreciate the size and location.











Total floor area 69.9 m<sup>2</sup> (752 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01342 717 727**

**E [cophorne@connells.co.uk](mailto:cophorne@connells.co.uk)**

4 Copthorne Bank  
COPTHORNE RH10 3QX

EPC Rating: B Council Tax  
Band: D

Service Charge:  
2612.00

Ground Rent:  
100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/COP404333](http://connells.co.uk/Property/COP404333)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Apr 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Property Ref: COP404333 - 0005