



# FLAT 12 COBHAM GRANGE

BETWEEN STREETS, COBHAM, SURREY, KT11 1DH

**&** RICE  
ROMAN

Sales | Lettings | Property Management



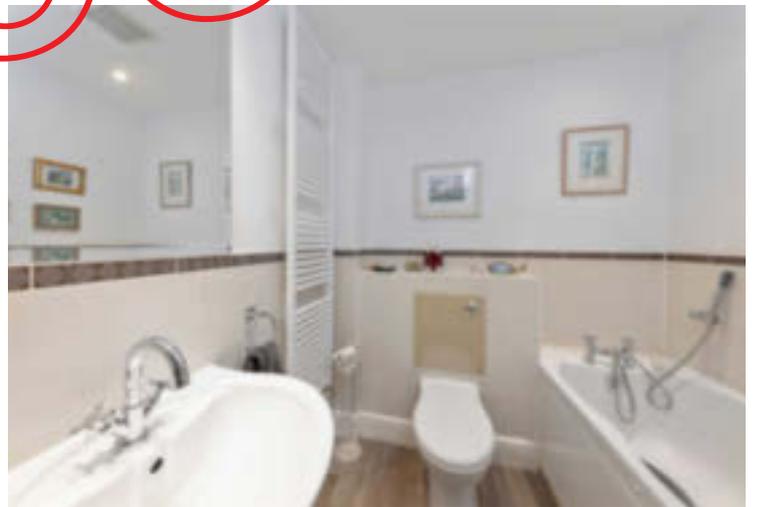
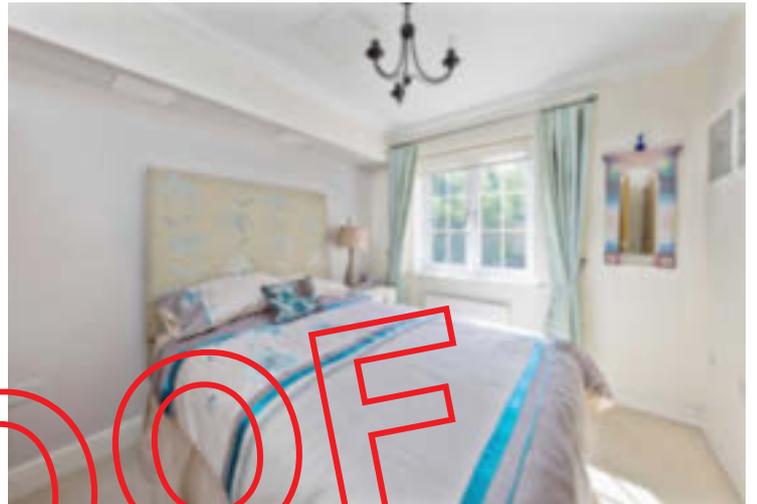
A ground floor two bedroom apartment in the popular age specific development of Cobham Grange, Cobham.

---

**£450,000**

**EPC Rating B**

- Exclusively for those aged 55+
- Two Double Bedrooms
- Ground Floor
- Two Bathrooms
- Excellent Condition Throughout
- Gated Underground Parking

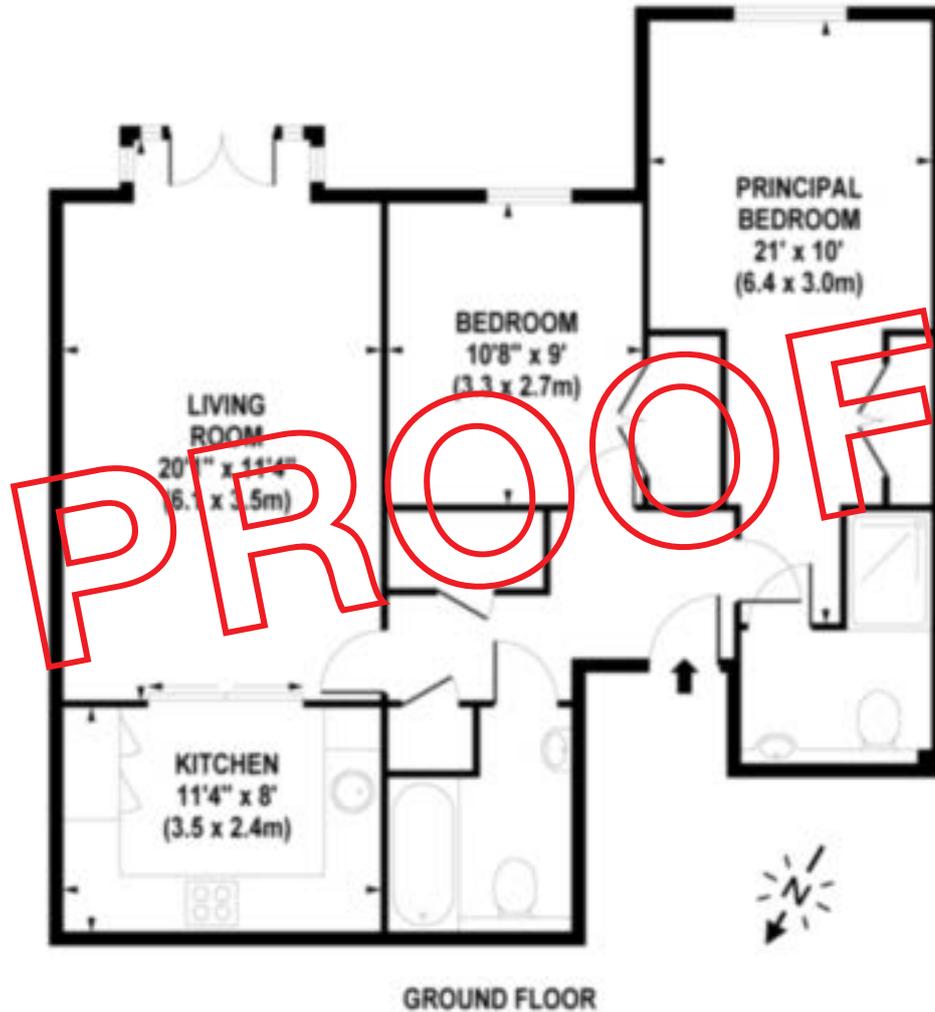


A spacious two bedroom ground floor apartment in the age specific development of Cobham Grange, Cobham, Surrey. Brief description; Master bedroom with built-in wardrobe and en-suite bathroom, 2nd bedroom with built-in wardrobe, a bright and spacious reception room with french doors opening to a Juliet balcony, a modern kitchen, family bathroom and a hallway with two storage cupboards.

SERVICE CHARGE: £3,476.46

GROUND RENT: N/A

LEASE LENGTH: 900



**APPROX. GROSS INTERNAL FLOOR AREA 780 SQ FT / 72 SQ M**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

© www.skystotglobal.com

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Countrywide Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.

01932 300456  
[info@riceandroman.co.uk](mailto:info@riceandroman.co.uk)  
[riceandroman.co.uk](http://riceandroman.co.uk)