



COBHAM GRANGE, COBHAM, SURREY KT11

COBHAM GRANGE

BETWEEN STREETS, COBHAM, SURREY KT11

A bright dual aspect, corner apartment within a gated development, exclusive to over 55's

This well-presented two bedroom apartment is situated within the highly regarded Cobham Grange development, an exclusive collection of apartments for the over 55s.

Occupying a desirable corner position, the apartment enjoys a dual aspect throughout, creating an abundance of natural light and far-reaching views across the beautifully maintained communal gardens.

The accommodation comprises a spacious entrance hall with two useful storage cupboards, a generous reception room, and a contemporary fully fitted kitchen complete with a range of integrated appliances. There are two well-proportioned bedrooms, both benefitting from fitted wardrobes, in addition to a modern bathroom with separate shower cubicle.

Built in 2007, Cobham Grange is an impressive and thoughtfully designed and lift-serviced development of 44 one and two bedroom apartments arranged over three floors.

Residents benefit from a range of excellent communal facilities including a stylish residents' lounge, guest suite, gated underground parking and beautifully landscaped gardens.

The development also offers a welcoming community atmosphere, with regular social events and gatherings organised for residents throughout the year.

Features

- Lift-serviced, dual aspect corner apartment
- Exclusive over 55s development
- Residents' lounge and guest suite
- Gated underground parking
- Beautifully landscaped communal gardens
- Moments from Cobham High St & Painshill Pk





Cobham Grange is ideally positioned in the heart of Cobham, directly opposite the historic and picturesque Painshill Park, one of Surrey's most celebrated landscape parks set across 158 acres of lakes, woodland and gardens.

The development enjoys the perfect balance of peaceful surroundings and convenient access to local amenities, with Cobham High Street located just moments away offering an excellent selection of boutiques, cafés, restaurants and everyday shopping facilities including a Waitrose supermarket.

Cobham itself is a highly sought-after Surrey village situated on the banks of the River Mole, conveniently positioned for both Guildford and Central London.

The area is well connected by both road and rail, providing easy access into London as well as the surrounding countryside, making it an ideal location for those seeking a blend of village charm and excellent connectivity.

Tenure | Share of Freehold
Lease Term Remaining/Expiry | 979 years/01.08.3005
Ground Rent | £0
Service Charge | £338.03 per month
EPC Rating | C
Council Tax Band | F





COBHAM GRANGE, COBHAM, SURREY KT11

Approximate Gross Internal Area | 63 sq m / 683 sq ft



Fairmile Real Estate Limited

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale



Important Information

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



Fairmile Real Estate, 54 Tartar Road, Cobham, Surrey KT11 2AR

01932 505 616

sales@fairmilerealestate.com | [fairmilerealestate.com](https://www.fairmilerealestate.com)



FAIRMILE
REAL ESTATE