



AN IMMACULATELY PRESENTED CONVERTED FURNISHED FIRST FLOOR APARTMENT

HIGH STREET, COBHAM, SURREY, KT11 3DJ

Furnished, £900 pcm + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available now



AN IMMACULATELY PRESENTED CONVERTED FURNISHED FIRST FLOOR ONE BEDROOM APARTMENT

HIGH STREET, COBHAM, SURREY, KT11

£1,150 pcm **Furnished**

• 1 Bedrooms • 1 Bathrooms • 1 Receptions
• Located on Cobham High Street • Open plan
kitchen/reception room • Secure entry system •
Gated entrance • Duplex apartment • EPC Rating
= E • Council Tax = C

Situation

Cobham has an extensive array of shops, boutiques, cafes and restaurants whilst transportation links are also well catered for. Cobham has an unrivalled selection of well-reputed private and state schools such as, ACS International School, Reeds and Parkside. Cobham & Stoke D'Abernon and Oxshott stations offer a direct route to London Waterloo with journey times of approximately 40 minutes and Cobham is just minutes from the A3 and J10 of the M25.

Description

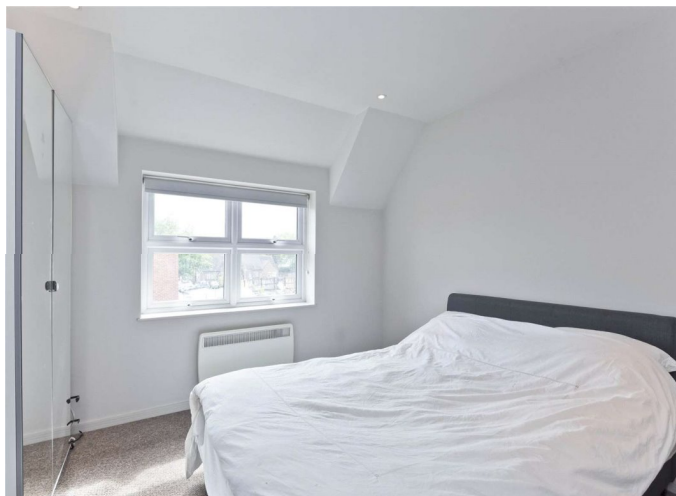
Modern DUPLEX apartment located in the heart of Cobham. The contemporary kitchen is open plan to the living/dining room and is situated on the first floor. The double bedroom with storage is located on the top floor, along with the modern shower room. The washing machine is located in a storage cupboard in the bathroom freeing cupboard space in the kitchen. The apartment overlooks Cobham Library at the rear and is accessed by a secure gated entrance on the High Street by Natwest Bank.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

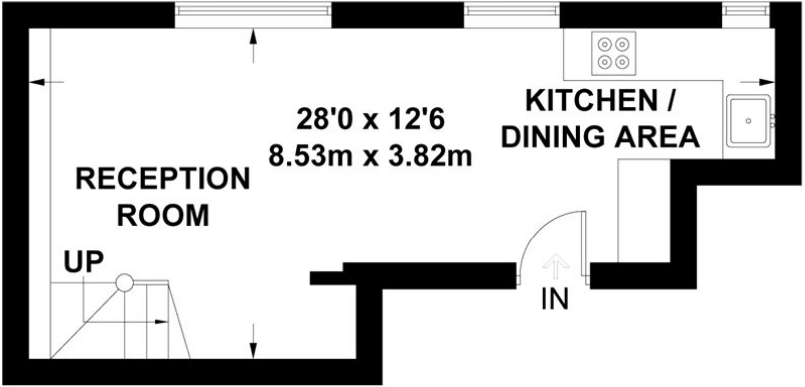
Viewing

Strictly by appointment with Savills.

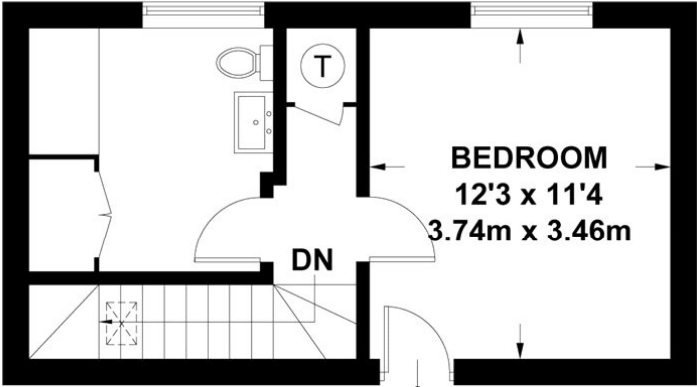


High Street

Approximate Gross Internal Area = 53.9 sq m / 580 sq ft



First Floor



Second Floor

Exposure House © 2016 (ID251533)
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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

FLOORPLANS

Gross internal area: 580 sq ft, 53.9 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee – charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries.** 20190221KXXM

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Cobham Lettings

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