



## 3 bedroom flat in the vicinity of Cobham High Street

**Flat 5, Holden Place, Frelands Road, Cobham, KT11 2NP**

£595,000 Leasehold



Kitchen/breakfast room • Reception/study/dining room  
• 3 bedrooms • 2 bathrooms • Dedicated parking space  
• Garage • Lift access to all floors

#### Local information

Holden Place is situated in the center of Cobham with a wide range of boutique shops, cafes and restaurants on the doorstep as well as a large Waitrose store.

Cobham and Stoke d'Abernon mainline station runs a direct service to London Waterloo in about 38 minutes and to Guildford in about 23 minutes. The A3 which links to Junction 10 of the M25 is easily accessible and is useful for connections to London Gatwick and Heathrow Airports, as well as central London.

There is an excellent choice of schooling in the area including ACS Cobham International School, St Andrew's C of E Primary School and Cobham Free School.

The area also offers an abundance of sporting and leisure facilities, perfect for family life.

#### About this property

Flat 5, Holden Place is a first floor flat located on the junction with Anyards Road and Freelands Road.

As you enter there is a bedroom on your left and the reception/study/dining room immediately on your right. Continuing through, past a double coat cupboard, you come to the kitchen/breakfast room with modern dark grey units, contrasting white worktops and wall tiles, white laminate wood flooring and a breakfast bar with

seating for two people. Two further bedrooms complete the accommodation, one with en suite bathroom. All bedrooms are furnished with high quality fitted wardrobes.

The property also benefits from a dedicated parking space and a garage. There is also lift access to all floors.

#### Tenure

Leasehold

#### Energy Performance

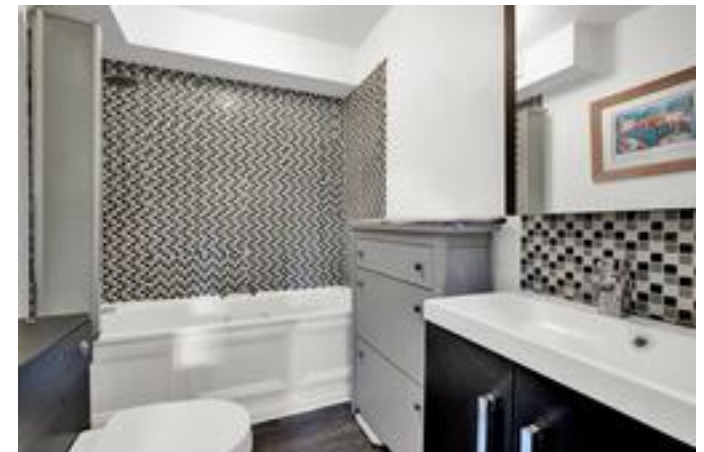
EPC Rating = C

#### Viewing

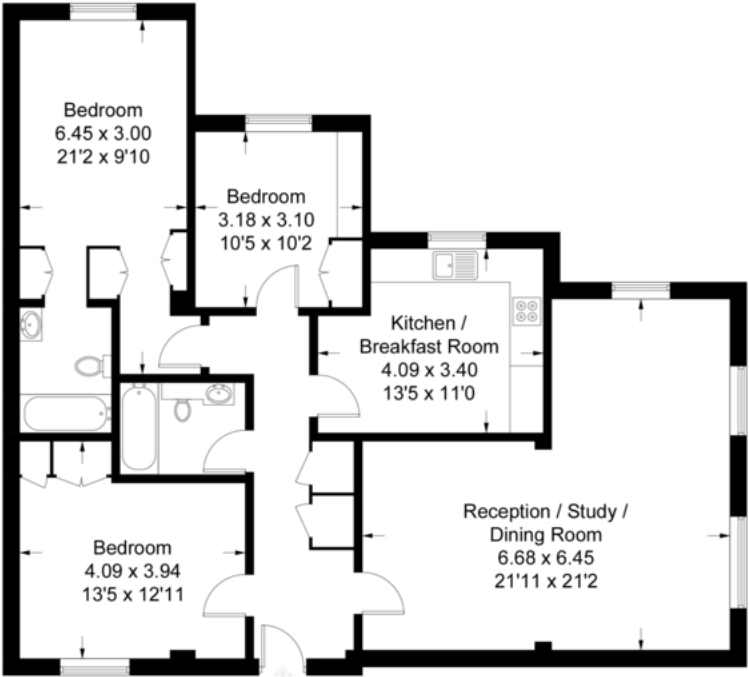
All viewings will be accompanied and are strictly by prior arrangement through Savills








Approximate Gross Internal Area = 112.2 sq m / 1208 sq ft



Second Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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