



## PORTSMOUTH ROAD, COBHAM

**4/5 bed apartment with 2 reception rooms available for let immediately. Private entrance, arranged over two levels and offering versatile accommodation to suit a family or sharers. Close to High Street with all amenities. Super spacious and bright. Storage heaven. View by appointment only**



Bright and spacious 4,5 split-level apartment with its own private entrance, ideally located in the highly desirable area of Cobham. This well-proportioned home offers versatile accommodation and is perfectly suited to families, professional sharers, or those working from home.

The property is arranged over two levels and benefits from generous living space throughout, including two reception rooms, providing flexibility for use as a lounge, dining room, or home office. The layout is ideal for modern living and entertaining.

Finished with laminate flooring throughout, the property is both stylish and easy to maintain. There are two well-appointed bathrooms, offering added convenience for households with multiple occupants.

Additional benefits include excellent built-in storage, helping to maximise living space and keep the home well organised.

This property is conveniently located just a short walk from Cobham High Street (0.5 miles), which boasts an excellent selection of cafes, shops and restaurant. The nearby schools, which are well regarded include St Andrews CofE Primary School (0.3 miles), Cobham Montessori School (0.5 miles), Cobham Free School (0.7 miles) and Notre Dame School (0.8 Miles).

For commuters, Oxshott (2.1 miles) and Cobham (1.5 miles) stations are both a short drive away, with the A3 and M25 easily accessible.

Deposit: £2,769.23

Holding Deposit: £350

- Own Entrance
- Split Level
- 4/5 Bedrooms
- Work from home
- Lounge and dining room







Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	76
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs <b>39</b>	
England & Wales EU Directive 2002/91/EC	
<small>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</small>	

Viewing by appointment only  
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.