



TILT ROAD, COBHAM, SURREY, KT11
£2,500 PER MONTH UNFURNISHED

A WELL-PRESENTED 1ST FLOOR PURPOSE BUILT DUPLEX APARTMENT IN COBHAM WITH 3 BEDROOMS AND OFF-STREET

Weybridge | 01932 854400 | weybridge@winkworth.co.uk

Winkworth

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

winkworth.co.uk

for every step...



DESCRIPTION:

A well presented 1st floor purpose built duplex apartment offering excellent bright accommodation. 3 double bedrooms, 2 bathrooms, a separate guest toilet, secondary reception area, off street parking. The property is ideally situated between Cobham station and the village. Available in September on an unfurnished basis.

Council Tax Band: F

EPC Rating: C

Winkworth

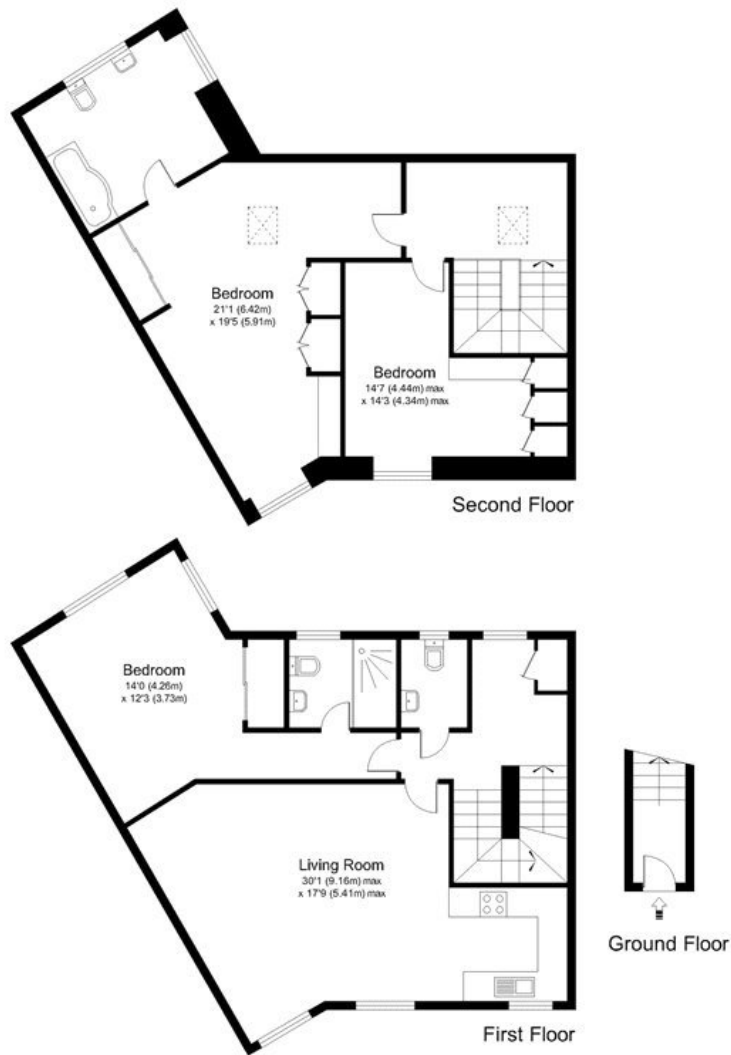
for every step...



Winkworth

for every step...

TILT ROAD



Approximate Gross Internal Floor Area: 137 m sq / 1473 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92) | A | | |
| (81-91) | B | | |
| (69-80) | C | 77 | 79 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-58) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Weybridge | 01932 854400 | weybridge@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.