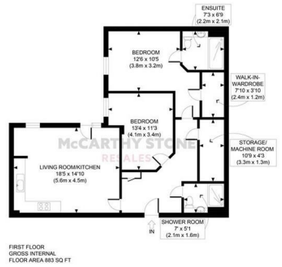
Excellent

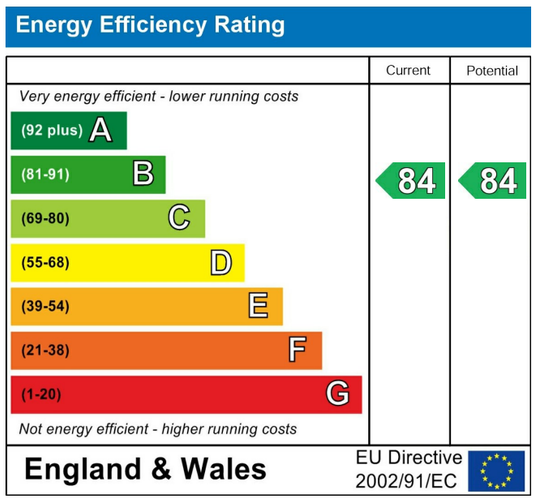
Trustpilot

McCarthy & Stone
Resales.




| APPROX. GROSS INTERNAL FLOOR AREA 883 SQ FT / 82 SQM | Holly Place |
|---|---|
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | mm 12/09/24 photoplan |




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Registered in England and Wales No. 10716544

The Property Ombudsman







## 4 Holly Place

18 High Street, Cobham, KT11 3EE

2 2 Council Tax Band: F

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 4 Holly Place could be the ideal place for you. Contact our team to arrange an appointment to view.

## Asking price £529,950
## Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

### Why you'll love living here:

- Spacious two bedroom retirement apartment with direct access onto the terrace gardens.
- 24 hour emergency call system
- Lift to all floors
- Communal Club lounge
- Beautifully designed terrace garden with seating and tables
- Guest suite for family or friends
- Mobility scooter store with charging points
- All apartments fitted with a washer/dryer
- Conveniently close to all local amenities
- Designed for security and peace of mind

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 4 Holly Place, Cobham

2 | 2 | Asking price £529,950

## Holly Place

Holly Place was built by McCarthy Stone in 2019 and comprises of one and two bedroom apartments purpose built for Retirement Living for the over 60's. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points throughout the development and the apartment. There is a guest suite with its own parking space for when family or friends wish to stay.

The apartment features a modern fully fitted kitchen, spacious living room with access to the decked terrace, two double bedrooms with the master having a large walk-in wardrobe and a modern en-suite shower room, a separate shower room servicing the second bedroom and a utilities cupboard from the hallway housing a washer/dryer. The development facilities includes a Homeowners' communal club lounge which opens onto the beautiful landscaped terrace.

Ideally located on the High Street, the apartments are surrounded by a choice of eateries, coffee shops and retail outlets including two banks, a pharmacy, public library and a Post Office. Apart from the smaller retail outlets there is a Sainsbury's Local and a Waitrose supermarket.

A shopper's entrance is included in the development, offering instant access to the high street. The nearest train station is 1.4 miles away with regular services to London. Bus services are easily accessible and offer routes to Guildford, Esher and Kingston.

Not far from the centre of the village the beautiful Painshill Park dates back to the 18th century and provides stunning walks and landscaped gardens.

## Roof Terrace

Holly Place boasts a stunning roof terrace with ample contemporary seating. This is the perfect space to relax and enjoy a glass of wine, watching the sunset on a summers evening with new found friends.

## Apartment Overview

A wonderfully spacious two-bedroom first floor retirement apartment, offering modern, low-maintenance living. The property offers a generous-sized living room providing a comfortable and welcoming space with a glazed patio door opening to the terrace garden with seating areas and planting.

The modern contemporary kitchen is well equipped with a comprehensive range of fitted units and integrated appliances, providing a practical and stylish space for everyday use.

Two spacious double bedrooms with bedroom one benefitting from having a walk-in wardrobe and en-suite shower room. The second bedroom is of ample size and a second guest shower room. The shower rooms are fitted with a walk-in level access showers and contemporary sanitaryware.

Further useful storage is provided by a walk-in airing cupboard/utility cupboard housing the washer dryer, hot water cylinder and electricity meter adding to the apartment's excellent practicality.

Overall, this is a well-presented apartment, combining modern accommodation, generous living space, excellent storage

## Social Lifestyle

The Communal Lounge is at the heart of the community at Holly Place and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

## Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge: £5,770.09 per annum (for financial year end 30/06/2027).

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager. To find out more about service charges please contact your Property Consultant or House Manager.

## Leasehold

Leasehold 999 Years from the 1st June 2019
Ground Rent: £595 per annum
Ground Rent Review Date: June 2034

## Car Parking

Secure allocated car parking space

## Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT







