



Keats
independent estate agents

High Street, Haslemere

Guide Price:

£475,000 Leasehold



Haslemere

High Street, Haslemere, , GU27 2JY

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A stunning two bedroom, two bathroom apartment which is one of sixteen luxury New build apartments situated in the heart of Haslemere town centre and being within a ten minute walk of Haslemere Mainline Station.

The properties include the following benefits:

- . Fully integrated kitchens with quartz worktops
- . Fully tiled bathrooms



Unit 4, Bramshaw Court is one of sixteen outstanding new build apartments. This apartment benefits from two large bedrooms, all with built in floor to ceiling wardrobe cupboards and the apartment has two impressive bathrooms. The main reception room is very generous and has a separate fitted kitchen. There is also an outside space for a bistro table and chairs. This overlooks the communal gardens.

HASLEMERE is situated on the Surrey/Sussex/Hampshire borders. It has excellent road (44 miles via the nearby A3) and rail links (Waterloo approximately 55 minutes) to London and Heathrow and Gatwick Airports (via the A3/M25) are approximately 40 miles away with Portsmouth and the south coast being just over 20 miles distant. The town is protected by the hills of Hindhead, Blackdown and Marley, the majority of which is National Trust owned. Haslemere provides day-to-day shopping facilities (including Waitrose and a Marks & Spencer Food Hall) along with many boutique and specialist shops, a variety of bars, restaurants and coffee houses, the award winning Haslemere Educational Museum, churches of the principal denominations and an excellent range of schooling, both state and private. The Haslemere and The Edge leisure centres offer a wide selection of recreational facilities and golf can be enjoyed nearby at Liphook, Hindhead and Chiddingfold. The Georgian Hotel and Lythe Hill Hotel along with Champneys Forest Mere in nearby Liphook.

LOCAL AUTHORITY : Waverley Borough Council

TAX BAND :

TENURE : Leasehold

LEASE TERM : n/a

GROUND RENT : n/a

SERVICE CHARGE : n/a

DIRECTIONS :

VIEWINGS : Strictly by confirmed appointment with the Agents
Office hours Mon-Fri 8.45am - 5.45pm, Saturday 8.45am - 4pm.

Flat 4



Ground floor

2 bedroom flat (Leasehold)

Room	Dimensions (m)	Dimensions (ft)
Kitchen	4.18m x 2.05m	13'9" x 16'9"
Living/Dining Room	5.81m x 3.62m	19'1" x 11'11"
Bedroom 1	4.01m x 3.43m	13'2" x 11'3"
Bedroom 2	3.32m x 3.59m	10'11" x 11'9"
Total		88.4 msq / 951 sq ft



NB. In the interest of continuous improvements and design development, specifications may be subject to variation. All information corrected at time of printing. All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

AGENTS NOTES

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose.

Buyers are advised to obtain verification from their solicitors as to the Freehold/ Leasehold status of the property and any fixtures and fittings

These particulars do not constitute or form part of an offer or contract nor may they be regarded as presentations.

All interested parties must themselves verify their accuracy.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

