

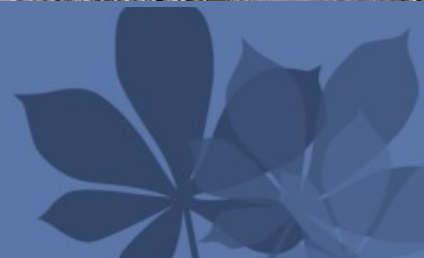


Keats
independent estate agents

Hindhead

Guide Price:

£280,000 Leasehold



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Hazel Grove, Hindhead, Surrey, GU26 6BJ

A well presented two bedroom, first floor apartment with fitted kitchen and sitting room with its own balcony affording great views over the grounds.



- **First floor Apartment**
- **Two Bedrooms**
- **En- Suite Shower Room**
- **Sitting Room**
- **Large Balcony**
- **Fitted Kitchen**
- **Communal Gardens**
- **Carport**
- **Vacant Possession**

Hindhead is the highest Village in Surrey, best known as the location of the Devils Punch Bowl, a stunning local beauty spot and a site of scientific interest, notorious in the 18th Century for highwaymen. In 1786 three men were convicted of the murder of an unknown sailor making his way from London to his ship, and the perpetrators were hung in chains as a warning to others on the nearby 'Gibbet Hill', just a short walk from the Punchbowl.

Within Hindhead are a small selection of shops, including a post office and a fuel station forecourt. The neighbouring village of Grayshott offers a wider range of facilities and the larger towns of Farnham and Haslemere are both within ten and four miles respectively, offering High Street shopping and main line rail connections to London (Waterloo) in less than one hour. The nearby A3 offers motorway style connections to London, the south coast and both principal airports.

THE PROPERTY

A communal entrance door opens to entrance lobby and stairs to the first floor and to the entrance to no 5. From the inner hall a door opens to the main bedroom with four, floor to ceiling cupboards and an adjoining dressing table. Above the sleeping area there are small storage cupboards and adjoining book shelving. There are lovely views over the gardens and grounds. There is a tiled en-suite shower room. Off the hall there is a utility room/cloakroom with fitted washer dryer. The kitchen is fully fitted with a fine range of wall mounted and base kitchen cabinets together with stone worksurfaces. The built in appliances include a 3/4 height fridge with microwave over. There is a four ring, Neff gas hob with extractor over and a single oven under. There is also a dishwasher and a freezer. Again the sitting room has lovely views and a door gives access to a large balcony offering good outside space with views over the gardens. The second bedroom/dining room is accessed from the sitting room.

OUTSIDE

There are attractive communal grounds which have a wooded backdrop at the rear. There are timber carports for parking at the front of the grounds.

LOCAL AUTHORITY : Waverley Borough Council **TAX BAND** : C

TENURE : Leasehold

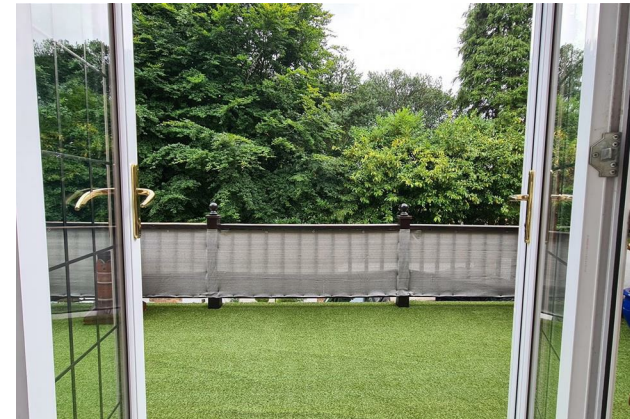
LEASE TERM : n/a

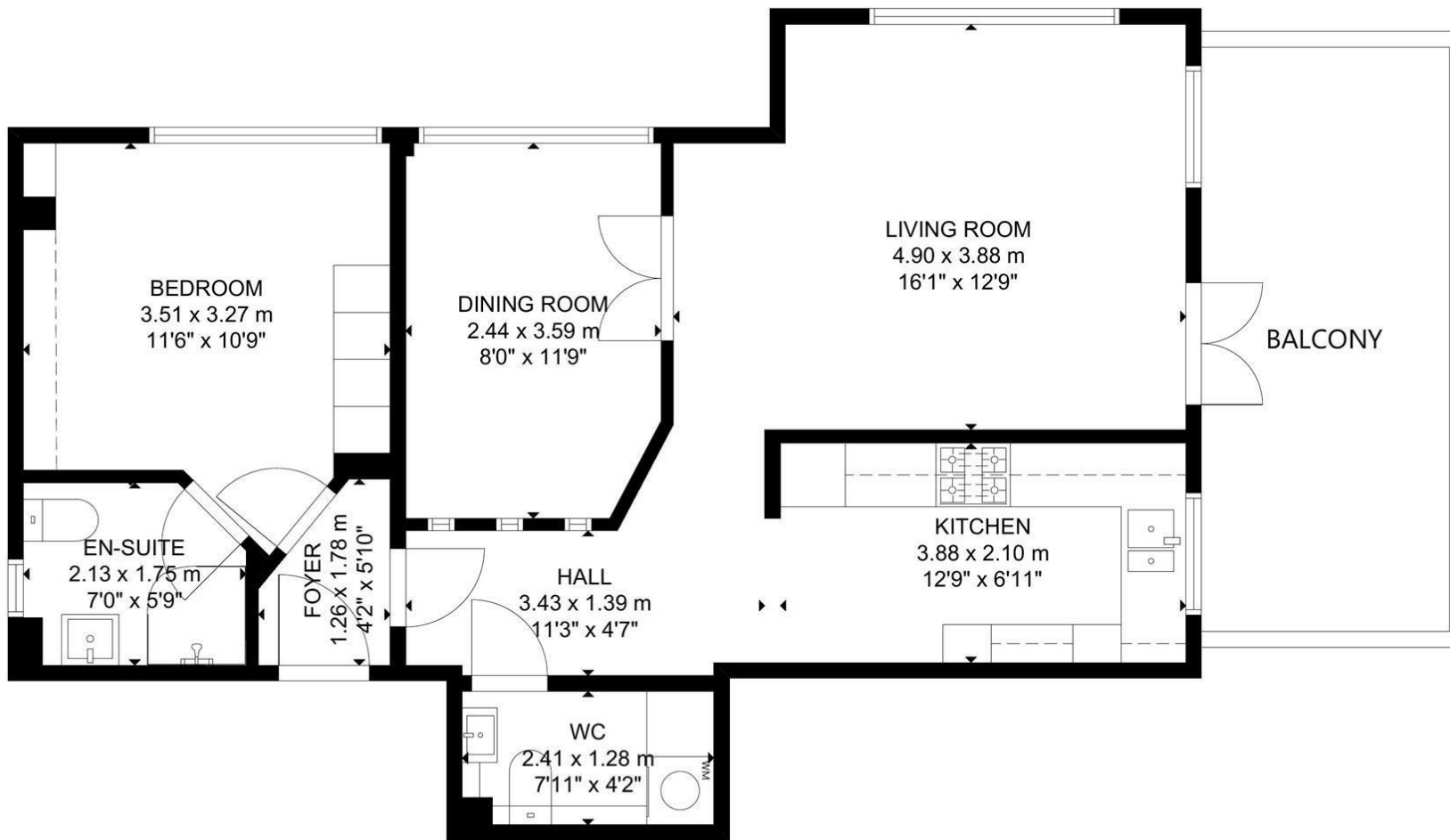
GROUND RENT : n/a

SERVICE CHARGE : n/a

DIRECTIONS : From Our office in the High Street, turn right at the old town hall into Lower Street. Continue along passing Haslemere mainline station, under the bridge and through the local shops at Wey Hill. Continue through the traffic lights and continue for approximately 2 miles until you reach the Hindhead traffic lights. Bear left and straight over the roundabout at the petrol station. At the next roundabout take the second exit over the A3. Proceed straight over into Hazel Grove. Parklands will be found a short way along on the left.

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





FLOOR 1

GROSS INTERNAL AREA
 TOTAL: 63 m²/683 sq ft
 FLOOR 1: 63 m²/683 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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 | 70 | 76 |
| (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 |

