



2 Woolmer Hill Lodge Lower Hanger

Haslemere GU27 1FF
Asking Price: £175,000 Leasehold





- Far Reaching Views
- Own Private Entrance
- Sitting Room
- Kitchen With Appliances
- Double Bedroom & Bathroom
- Cellar With Potential to Improve
- Gas Central Heating & Double Glazing
- Private Parking Space
- Communal Grounds & Patio
- New 999 Year Lease



An individual one bedroom ground & first floor split level apartment, enjoying far reaching views, with its own private entrance, sitting room, kitchen with appliances, double bedroom and bathroom. The property also benefits from a cellar that offers potential to improve, gas central heating, a private parking space and new 999 year lease. There are also small communal gardens and a bike store. The property forms part of a small development being within easy reach of both Wey Hill and Haslemere centres offering an excellent range of shops, restaurants, leisure, recreational facilities and main line station.





12



Main Line Station – 1.4 miles (Waterloo approx. 45/50 mins)

Wey Hill – 0.8 miles Haslemere – 1.8 miles

Doctors – 2.1 miles Dentist – 1.0 miles

A3 – 0.9 miles M25 – 23 miles M3 – 22 miles

Heathrow – 36.4 miles Gatwick – 36.5 miles

Council Tax Band - A Payable - £1719.19p (2026/27)

Energy Efficiency Rating C

New 999 Year Lease

Maintenance - approx. £900 Ground Rent - Nil



Directions: From Haslemere proceed to the top of the High Street, following it round to the right and continuing on into Lower Street (B2131) continue for 1.5 miles and then take the turning on your left into Critchmere Hill. This leads into Woolmer Hill Road and after 0.3 of a mile the turning for Lower Hanger will be found on your left. Woolmer Hill Lodge will then be seen after a short distance on the left.

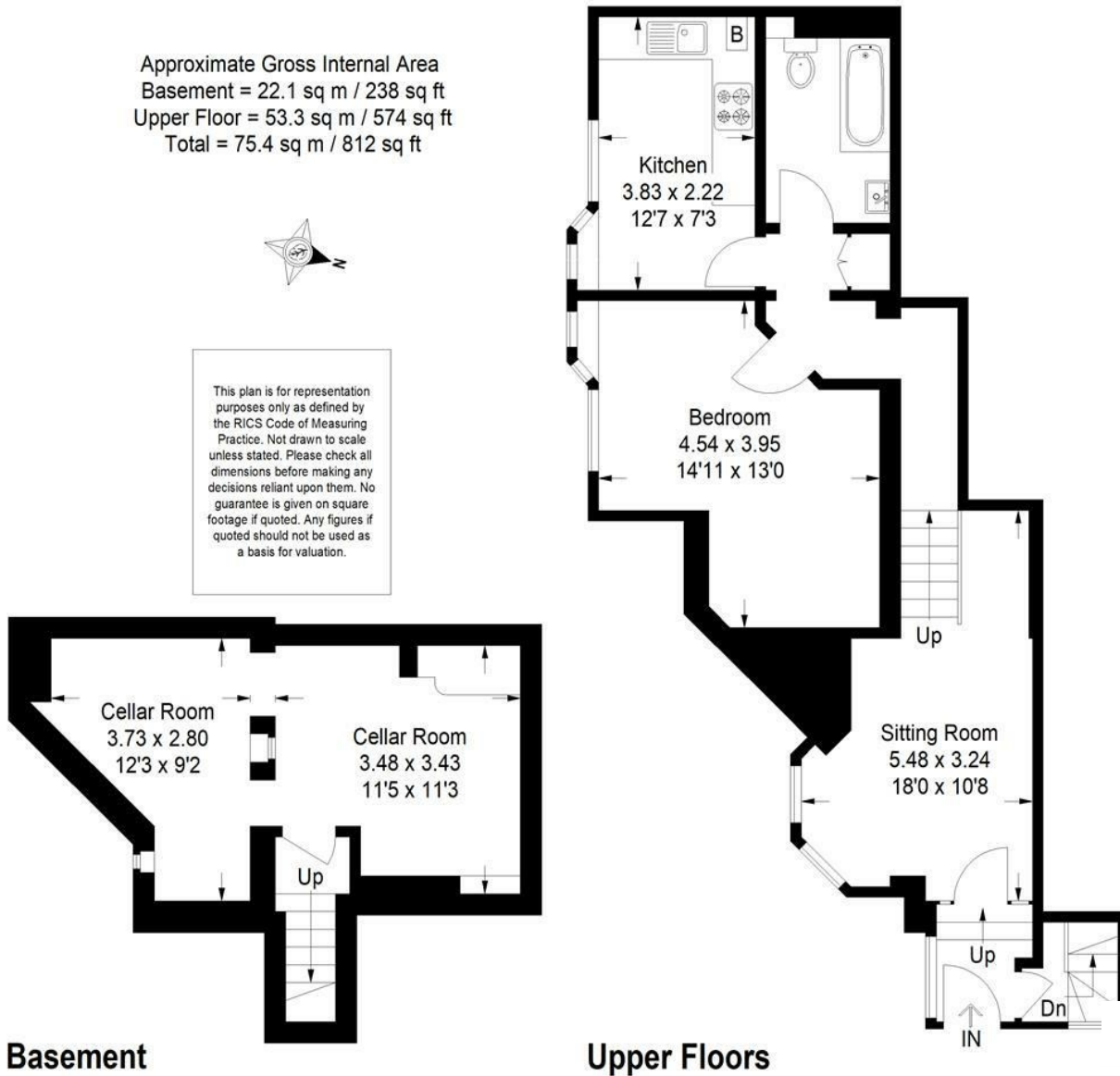


Woolmer Hill Lodge, Lower Hanger, Haslemere

Approximate Gross Internal Area
 Basement = 22.1 sq m / 238 sq ft
 Upper Floor = 53.3 sq m / 574 sq ft
 Total = 75.4 sq m / 812 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Emery & Orchard
 ESTATE AGENTS

01483 419 300

20 High Street
 Godalming
 Surrey
 GU7 1EB

email:office@emery-orchard.co.uk



Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.