



 kelway  
law

Churt Road, Hindhead GU26 6PD

£800 pcm



## Pinecroft

At a glance:

- Refurbished ground floor apartment
- Private front door, no communal hallways
- One double bedroom
- Modern fitted kitchen
- Cosy living room
- South-east facing garden
- One allocated parking space
- Easy access to the village centre and A3.

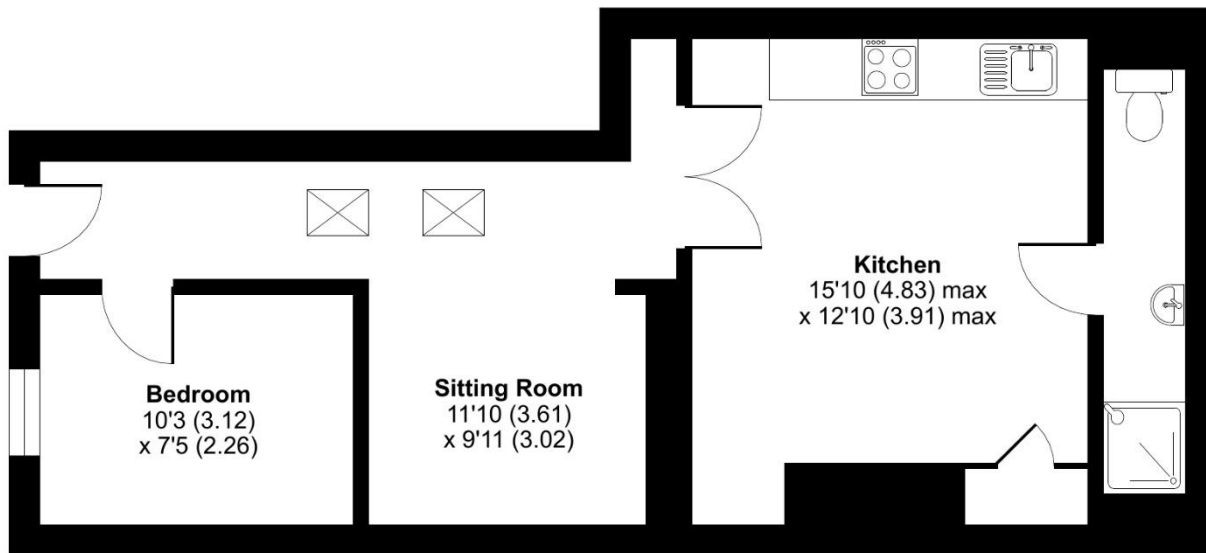
A delightful one-bedroom ground-floor apartment which has recently undergone a full refurbishment and boasts private gardens to the rear. Great for couples who are looking for a quiet location only 100 metres from the local village shops, amenities, and lovely walks in the surrounding countryside.

This stylish apartment has been recently refurbished and is situated on the ground floor. The hallway is spacious and open directly into the reception room, which leads into the kitchen through double French doors. The sleek modern kitchen includes a hob and extractor hood and oven with rooms to add a dishwasher and fridge/freezer. There is one double bedroom, toilet with w/c shower and sink, along with storage cupboards.

There is a small pleasant sunny, south-east facing, garden with a lovely area for alfresco dining in summer evenings. Additionally, there is driveway car parking for one car.

Approximate Area = 511 sq ft / 47.5 sq m

For identification only - Not to scale



GROUND FLOOR

**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Kelway Law Estate Agents. REF: 906926



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	65   D
39-54	E		
21-38	F		
1-20	G		

**Hindhead & Surroundings:**

Nestled between acres of National Trust land and open heathland, Beacon Hill village offers a wonderful fusion of the larger towns of Farnham and Haslemere with the smaller outlying rural village offering conveniences including playing fields, Hindhead Golf Club, local shops and restaurants, dentists, pharmacies, churches and a range of highly rated state and private schools.

The larger towns of Farnham and Haslemere are within a short driving distance, both with high street shopping, a vast array of restaurants catering to most tastes and a range of coffee houses with both towns ideally located for the commuter with fast links to the airports and main-line rail connections to London in under an hour. Access to the A3 is just a few minutes away, with dual carriageways leading to London and Portsmouth.

**Additional Property Details:**

Council Tax Band: B  
 Local Authority: Waverly  
 Services: Electric  
 What3Words: ///polar.exhaled.jammy



#### **Agents Note:**

Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the relevant information. Do so particularly if contemplating travelling some distance to view a property. The appliances mentioned have not been professionally tested

#### **Viewings Arrangements:**

Viewings are strictly by appointment with Kelway Law Estate Agents and can be booked by calling the local office or via our website [www.kelwaylaw.co.uk](http://www.kelwaylaw.co.uk)

#### **Referral fees:**

Where we refer sellers and/or potential buyers to use the services of ancillary providers we receive a referral fee should you decide to use their services.

**Conveyancing:** We refer conveyancers from a panel selection and are paid a fee £200.00 for each transaction undertaken.

**Mortgages:** We refer to Gilmar Independent Financial Solutions and in doing so receive a payment the equivalent of 25% of the fee the broker receives in arranging the mortgage for you.

#### **Are you selling locally?**

Your property is our passion and we would be delighted to assist with your move. To book your free no obligation valuation call your local office or visit [www.kelwaylaw.co.uk](http://www.kelwaylaw.co.uk)

#### **Investment Purchase?**

Buying a property to let then you'll need to know the ins and outs from rental value through to your legal obligations as a Landlord. Being members of Association of Regulated Letting Agents (ARLA) means that you can be sure of a professional knowledgeable person looking after your property.