



Flat 1 Marston Lodge

A delightful contemporary ground floor maisonette with balcony in a convenient central location



- ▶ **Central Haslemere Location Close To Station**
- ▶ **One Double Bedroom**
- ▶ **High Ceilings**
- ▶ **Open Plan Living**
- ▶ **Contemporary Bathroom**
- ▶ **Modern Fitted Kitchen / Dining Room**
- ▶ **Allocated Parking Space**
- ▶ **No Onward Chain**
- ▶ **Pets Allowed**
- ▶ **Engineered Oak Floors**

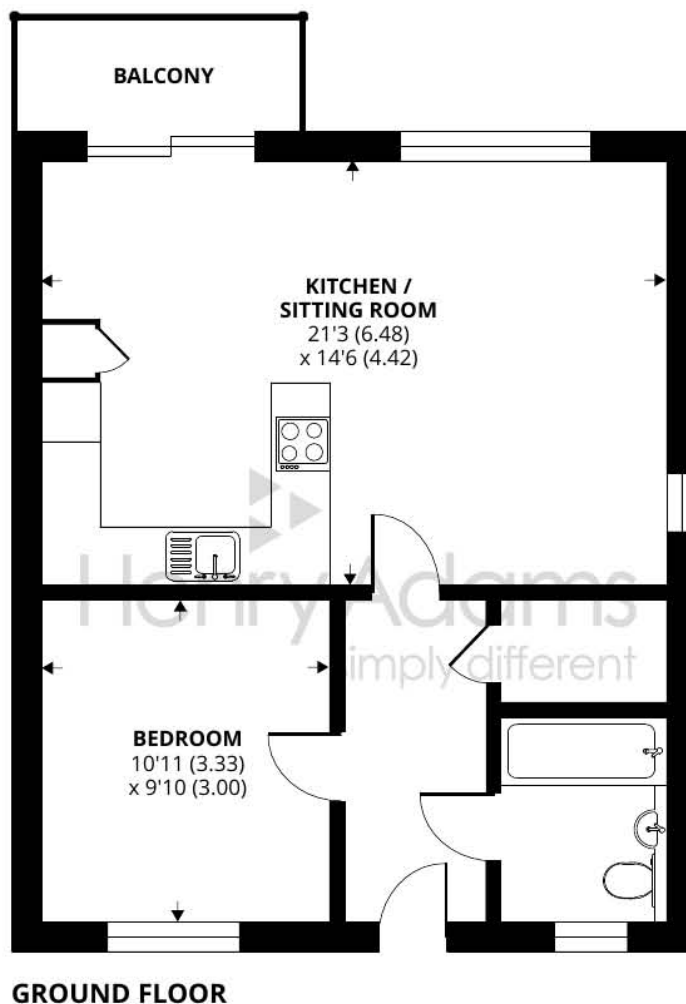
Flat 1 Marston Lodge is a superbly located modern maisonette with an exceptionally light and airy feel throughout. One of just seven flats built by CY Homes in 2017 and situated on one of Haslemere's most sought-after residential roads; the property provides the perfect central bolt-hole for a commuter or somebody in search of single storey living and wanting easy access to all of the amenities of Haslemere town.

On entering the property the first thing to notice are the wonderfully high ceilings enhanced by the clean white décor, which continues throughout. From the central hall, modern light wood panelled doors lead to the double bedroom to the left and the modern bathroom to the right. From the hall there is a large walk-in cupboard, providing useful and accessible storage. Leading off from the hall towards the rear of the property is the open plan living space. An immaculate well appointed kitchen with gloss units, house the integrated dishwasher and double oven along with induction hob and extractor over. The adjoining dining area is enhanced by double glazed sliding doors onto the balcony looking over the green verge areas and raised beds. The allocated parking space for Flat 1 Marston Lodge sits adjacent to the area further beyond the balcony.

Outside, the maisonette benefits from its own front door and paved entrance path. There is also a shared refuse area, discreetly housed in a purpose-built brick store. Finally, one of the great advantages of this property is that pets are allowed.

Local Authority: Waverley Borough Council Band C





Flat 1, Marston Lodge, Weydown Road, Haslemere

Approximate Area = 554 sq ft / 51.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 1040547

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Situated in a sought after location within easy reach of Haslemere town centre and the station. Haslemere is an attractive town with a good range of independent shops and boutiques, restaurants and coffee houses. There are excellent schools locally, both state and private for all ages. There are good road links to London and the south coast and the mainline station is approximately 0.8 miles away and offers a fast train service to London Waterloo in around 52 minutes. There are excellent leisure facilities including The Haslemere Leisure Centre. Stunning areas of both National Trust and Areas of Outstanding Natural Beauty can be found locally for walking enthusiasts to enjoy.

Directions

SAT NAV: GU27 1FG - What3words: refusals.stopped.covertly

Lease and Charges

Lease Length: We are advised the lease was set at 125 years from September 2017. Maintenance Charge: Currently £2123.38 per annum - Ground rent: £250 per annum.

