



8 Penfold Manor

Fantastic two bedroom apartment with balcony and parking.



- ▶ **Fabulous Apartment Just Off Haslemere High Street**
- ▶ **Balcony**
- ▶ **Principal Bedroom With Ensuite Shower Room**
- ▶ **Updated Main Bathroom**
- ▶ **Gated Allocated Parking**
- ▶ **Views Over National Trust Owned Swan Barn Farm**
- ▶ **Spacious Sitting/ Dining Room**
- ▶ **Second Bedroom With Rear Aspect Views**
- ▶ **Modern Kitchen**
- ▶ **Pretty Communal Grounds**

A wonderful two bedroom first floor apartment in a sought after location benefitting from both lift and stair access. Ideally positioned just off Haslemere`s picturesque High Street.

The large inner hall leads to the spacious sitting/dining room which offers views over the communal garden and the adjoining National Trust land via a balcony. The kitchen is open plan to the sitting/dining area and offers ample cabinets and fully integrated appliances including a single oven and a four ring gas hob with extractor over. The bedrooms all overlook stunning National Trust fields and woodland. Both bathrooms have been perfectly modernised to an exceptionally high standard.

Outside, the property provides an allocated parking space and the delightful communal garden has a gate which gives access to the National Trust Land.

We are advised by our vendors that the property is leasehold and the details are:

Lease Length: 125 from 1st January 2006

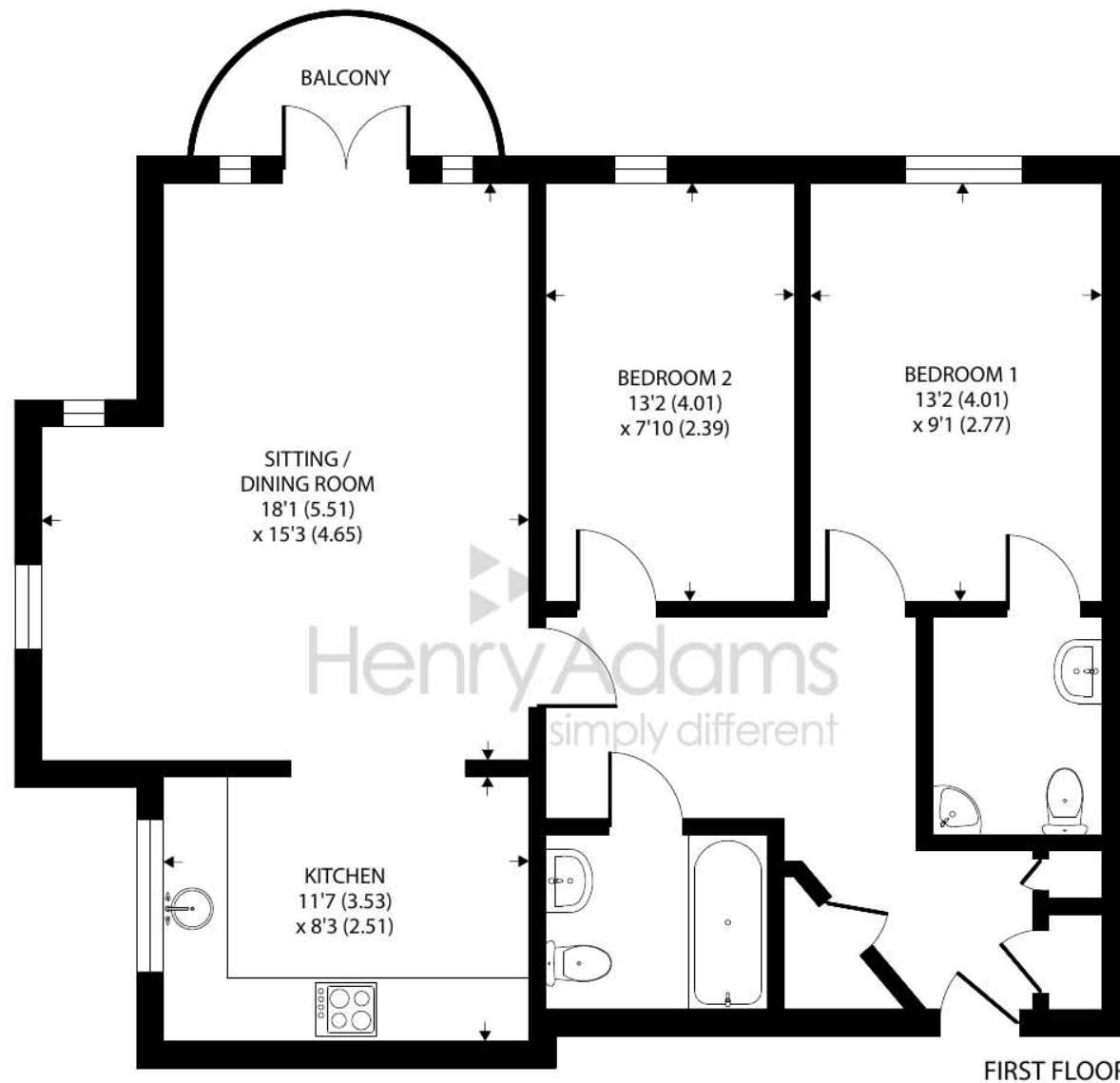
Maintenance Charge: Approx £3671.64 per annum

Ground Rent: £200.00 per annum

Council Tax Band - Waverley Borough Council - Band E

Instagram: Follow us @haslemerepropertyclub





High Street, Haslemere, GU27

Approximate Area = 819 sq ft / 76.1 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: 1058397

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

The property is very conveniently located in the High Street and within close proximity of the health centre. It is also within easy reach of Haslemere mainline station which offers a fast service to London Waterloo (49 minutes). The property is very conveniently located for schools, shops, the station and A3. Haslemere is an attractive town with a good range of independent shops, boutiques, restaurants, coffee houses and Waitrose and M&S Food Hall. There are good road links to London and the south coast and the A3 can be accessed at Hindhead and Milford providing access to the M25 (J10 at Wisley). There is good road access to both Gatwick and Heathrow airports. Schooling in the area is excellent with both state and private for all ages.

Directions

SAT NAV: GU27 2LT

What3words: coverings.gathers.pint

