





## Flat 1 St. Georges Wood

A characterful and bright ground floor apartment with direct access onto its garden



- ▶ Beautiful Ground Floor Apartment
- ▶ Delightful Sitting Room
- ▶ Convenient For Haslemere High Street
- ▶ South Westerly Aspect Terrace
- ▶ Share Of Freehold
- ▶ Character Features
- ▶ Two Double Bedrooms
- ▶ Garage In Nearby Block & Residents Parking
- ▶ Stunning Communal Grounds
- ▶ No Onward Chain

A very stylish and well presented ground floor apartment with direct access onto its own garden, enjoying a fine south westerly aspect, approximately half a mile from Haslemere town.

The apartment comprises part of the ground floor of this character country house formerly the cottage hospital to Haslemere. The apartment has the most wonderful feel to it and benefits from high ceilings, two bedrooms, modern bathroom and kitchen with built-in appliances and a garage. Of particular note is the apartments own private terrace and garden with views over the well maintained communal lawns and gardens - all the rooms enjoy a fine south westerly aspect over this garden and the communal grounds.

In summary, an excellent apartment ideal as a 'lock up and leave' or for someone looking for access to the High Street and station.

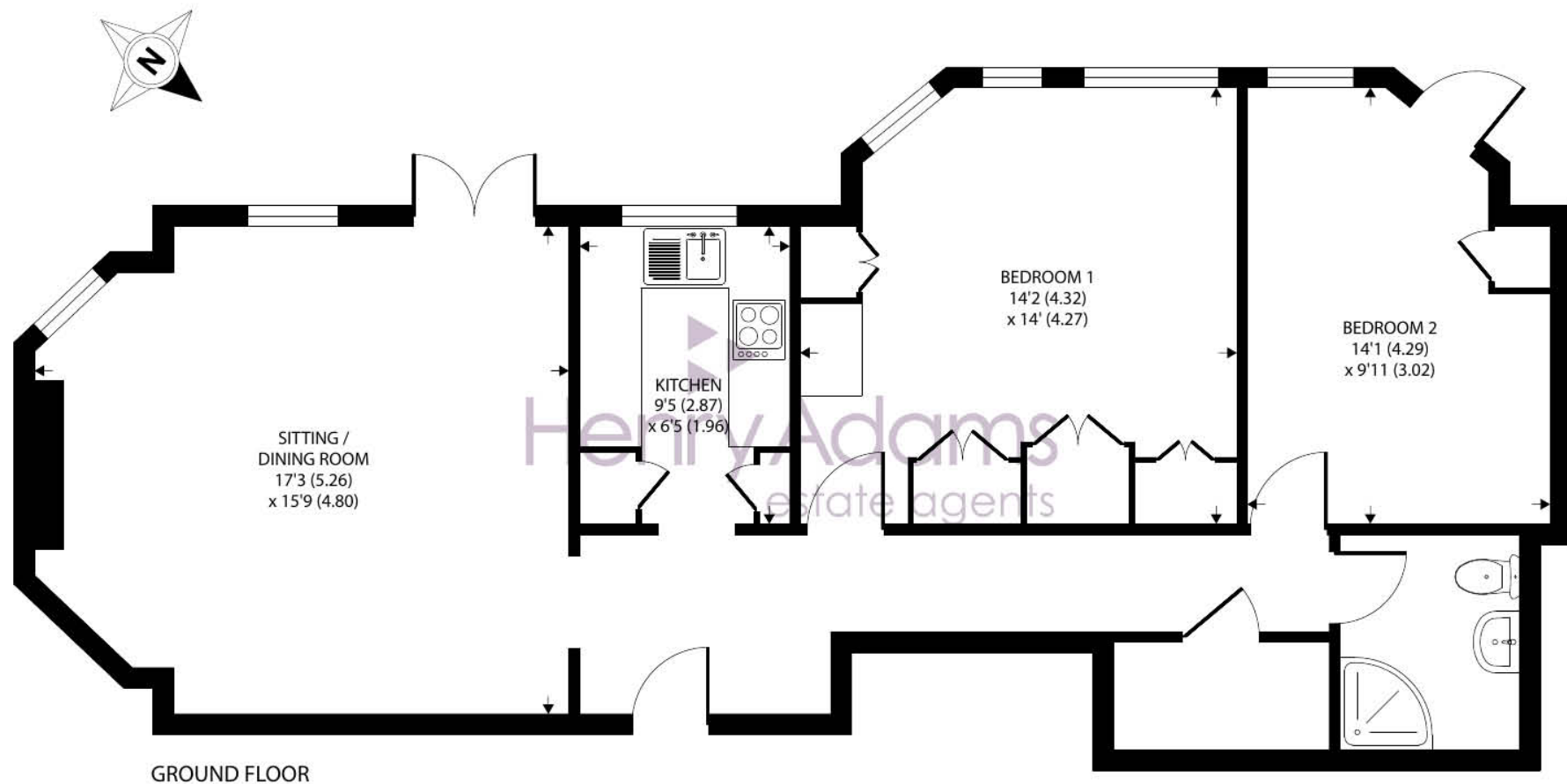
We are advised by our vendors that the property includes a share of the freehold and the details are:

Lease Length: Believed to be 999 years from 25th March 2007

Maintenance Charge: Currently circa £3694.56 per annum

Ground Rent: N/A





## Flat 1, St. Georges Wood, Grayswood Road

Approximate Area = 825 sq ft / 76.6 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 2024. Produced for Henry Adams. REF: 1145400

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 lies a little over half a mile from Haslemere High Street and is also within one mile of the mainline station. Haslemere is an attractive town with a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and the mainline station offers a fast train service to London Waterloo in around 49 minutes. There are excellent golf courses in Hindhead and Liphook and leisure facilities which include The Haslemere Leisure Centre. Stunning expanses of both National Trust and Areas of Outstanding Beauty criss-crossed by footpaths can be found locally.

## Directions & Services

SATNAV: GU27 2BU

what3words: meanders.observe.darling

Mains: Gas, electric, water and drainage.

Council Tax Band: D (£2345.35) Waverley Borough Council

Instagram: Follow us @haslemerepropertyclub

