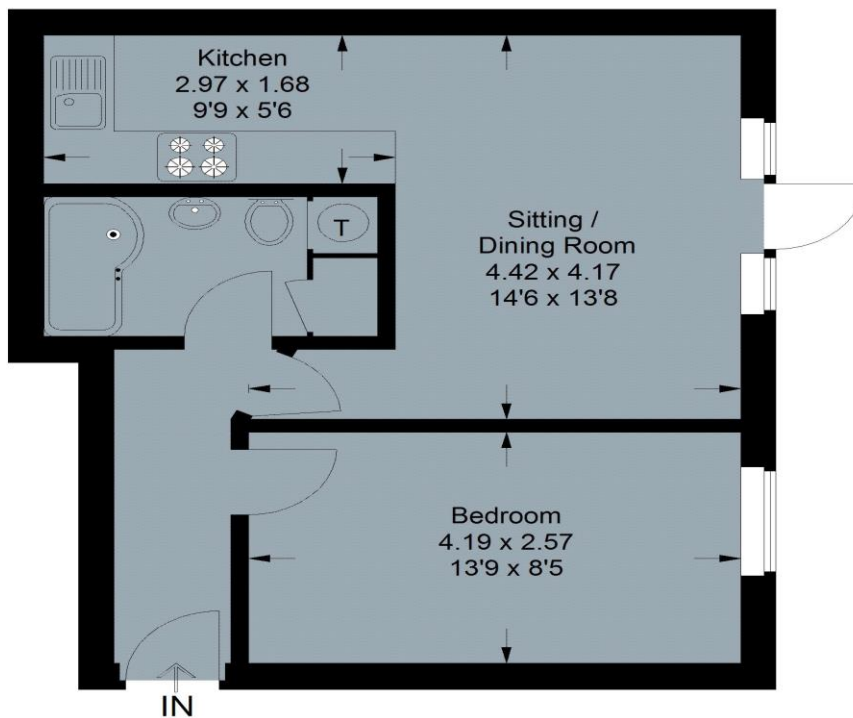


The Meads, Haslemere, Surrey. GU27 1LA

Guide Price £235,000

An immaculately presented ground floor maisonette situated in the ever popular Wey Hill district of Haslemere * 60' x 20' Approx. private garden with two sheds * Parking provision for residents * Shared storm porch with immediate neighbour only * Entrance hallway * Sitting/dining room with double opening doors directly opening onto the garden * Adjoining modern fitted kitchen with granite effect work surfaces, white high gloss cupboard and drawer fronts and quality appliances * Double bedroom * Refitted fully tiled bathroom with contemporary fitted white suite * Gas fired central heating to radiators * Approx. 0.25, 0.7 and 1.2 miles to Wey Hill local shops, Haslemere mainline railway station and town centre respectively * EPC rating C * NO ONWARD CHAIN *

The Meads, Shottermill, Haslemere



Important Notice. Every effort is made to ensure that our sales particulars are correct and reliable. The information contained in these sales particulars does not form any part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements or details stated. We do not test services, systems and appliances and we are therefore unable to verify that they are in working order.

**APPROX. GROSS
INTERNAL FLOOR AREA**
427 SQFT / 39.7 SQM



This plan is for representation purposes only. Reproduced from plans supplied by the Agent. 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.

SITUATION Haslemere is an historic town with a fascinating heritage and a wide range of shops, restaurants and leisure facilities. There is a main line station, which offers excellent and frequent services to London Waterloo and the south coast. The A3 is easily accessible and provides links to the South Coast as well as the M25 to Heathrow and Gatwick airports.

DESCRIPTION The property is an immaculately presented one double bedroom ground floor purpose built maisonette situated in a particularly private and sought after position in our opinion within the development and most importantly, benefitting from having its own large private garden. The property is approached via a shared pathway which leads to an open storm porch shared exclusively with the first floor neighbour from which the property's own glazed door opens into a spacious entrance hallway with hooks for coats and leads to the principal rooms. The sitting/dining room extends to 14'6" x 13'8" enjoys a lovely outlook and access to the rear garden through its own glazed patio door with light panels on either side. The adjoining modern fitted kitchen features granite effect work surfaces arranged over two walls complemented by white high gloss cupboards and drawer fronts at both base and eye level with contemporary handles, enhanced further by a stainless steel four burner gas hob with electric oven below and concealed recirculating fan. The kitchen also benefits from having part tiled walls, a useful larder cupboard and integrated 'Lamona' fridge. The double bedroom has ample space for a fitted or freestanding wardrobe. The bathroom has been refitted with a white three piece contemporary suite which includes corner bath with hand shower attachment, wash basin with vanity cupboards and drawers under and low level w.c. with concealed cistern. The floor and walls are fully tiled with further features including chrome effect ladder style radiator and built-in airing cupboard. Outside there is parking provision for residents and to reiterate, the property's own private rear garden which extends to 60' x 20' approx., which is mainly laid to lawn with two large sheds. Attributes to the property include gas fired central heating to radiators. NO ONWARD CHAIN.

LEASE DETAILS

Length of Lease 99 years from 19 December 1988

Ground Rent n/a

Service and Maintenance Charges £66.38 pcm in 2016

Freeholder Thames Valley Housing Association, Premier House, 52 London Road, Twickenham. TW1 3RP Tel. 0208 607 0607.

LIKELY RENTAL FIGURE Following advice from our Letting Department we understand the property could potentially rent out on a monthly basis for £650 pcm.

SERVICES The property has mains water, electricity, gas fired central heating and mains drainage.

COUNCIL TAX Band B Current assessment for 2017/2018 - £1,371.03.

VIEWING Strictly by appointment through Seymours Estate agents, 13-15 Wharf Street, Godalming, Surrey. GU7 1NN. Tel. 01483 420555.

DIRECTIONS From our offices in Godalming proceed to Haslemere via the A286 (Haslemere Road). Upon entering the town of Haslemere proceed into the High Street. From the High Street proceed in a southerly direction. At the old Town Hall turn right into Lower Street (B2131). Continue along passing the railway station, under the railway bridge and to the shops at Wey Hill.



SEYMOURS
Independent Estate Agents



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