



2 Cuthbert Row, Haslemere, Surrey GU27 2BY
Guide Price £325,000 Leasehold

CLARKE  GAMMON
WELLERS

2 Cuthbert Row

HASLEMERE, SURREY GU27 2BY

GUIDE PRICE £325,000 LEASEHOLD

COMMUNAL ENTRANCE WITH STAIRS TO FIRST FLOOR LANDING	KITCHEN WITH RANGE OF APPLIANCES
ENTRANCE HALL	EN-SUITE SHOWER ROOM AND BATHROOM
SITTING/DINING ROOM WITH BAY WINDOW	ALLOCATED PARKING SPACE
TWO DOUBLE BEDROOMS	NO ONWARD CHAIN
	GAS CENTRAL HEATING



With the advantage of no onward chain, a smart and well appointed two bedroom first floor flat conveniently situated within walking distance of the High Street and main line station.

THE PROPERTY

Cuthbert Row is a development of just six properties completed in 2004. Within the development there are three town houses and three apartments and this well equipped and thoughtfully designed two bedroom flat is located on the first floor. The property is being offered to the market with the convenience of no onward chain and is in excellent decorative order and has gas central heating via radiators and double glazed windows. There is a telephone security entry phone system and alarm installed. Both bedrooms benefit from built-in wardrobes; the master bedroom has an en-suite shower room complemented by a separate bath/shower room. The well proportioned sitting/dining room features a bay window and the kitchen has a range of appliances including integrated fridge/freezer, hob, oven, slimline dishwasher and an approximately two-year old washer/dryer.



OUTSIDE

The apartment has an allocated parking space and there is further visitors parking. From Cuthbert Row there is a public footpath which provides a shortcut to the High Street.

TENURE

Leasehold with a share of freehold. 125 years from 2004

SERVICE CHARGE 01/02/2017 - 31/01/2018

£550 plus contribution to repairing fund £200 - Total £750

SITUATION

Cuthbert Row is within walking distance of Haslemere High Street via a footpath, the Health Centre and main line station which provides a fast and frequent service to London Waterloo in under the hour. Haslemere offers a comprehensive range of local shops and boutiques complemented by chains including Waitrose, Tesco, M & S Food, Boots and Lloyds Pharmacy, restaurants, public houses and coffee bars including Costa. There are two hotels; The Georgian and Lythe Hill both of which have spa facilities. There are two sports centres; The Edge and Haslemere Leisure Centre along with excellent sports facilities at Haslemere Recreation Ground and Woolmer Hill along with numerous golf courses of high quality in the area. There is an excellent selection of schools for all ages both state and private. The A3 can be accessed at the Hindhead Tunnel, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The whole area is surrounded by many acres of countryside, much of it owned by the National Trust.

High Street on foot 0.2 miles

High Street by car 0.3 miles

Main line station 0.5 miles

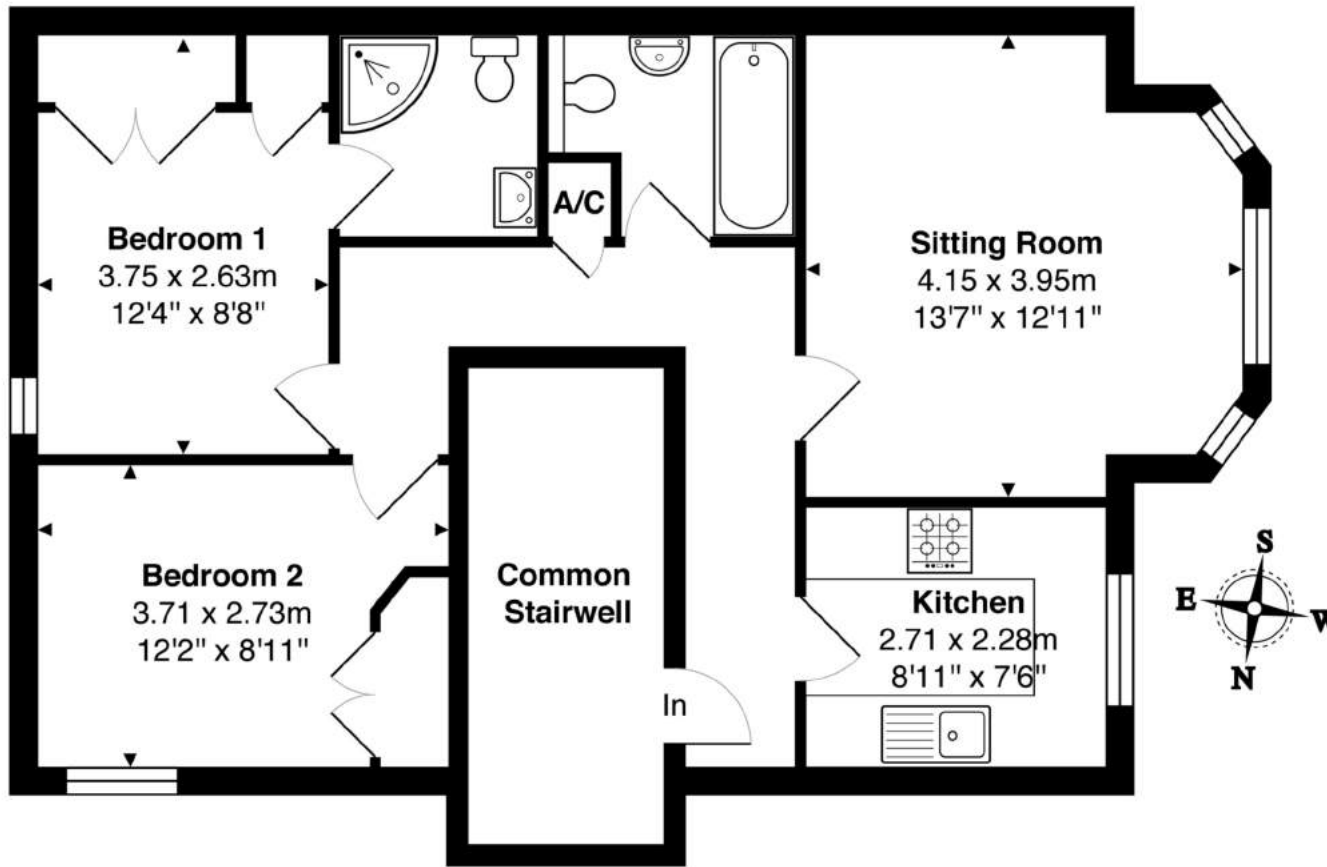
Health Centre 0.1 miles

A3 at Hindhead 4.2 miles

Godalming 9.3 miles

Guildford 13.6 miles

All distances approximate



Total Approx. Gross Internal Area 60.0 m² ... 646 ft² (excluding common stairwell)

All measurements are approximate and for display purposes only. Not to scale.

LOCAL AUTHORITY

Waverley Borough Council

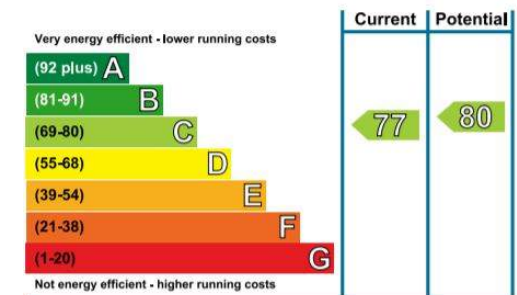
COUNCIL TAX

Band D. Council Tax for 2017/18: £1,762.76

SERVICES

All main services, gas central heating, double glazed windows

Energy Efficiency Rating



HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed in a northerly direction, turning left at the crossroads into Church Lane. After passing Beech Road on the right, Cuthbert Row will be found at the bottom of the incline on the left hand side. The apartments will be found immediately as you turn in.

VIEWINGS BY APPOINTMENT ONLY

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

SHERE OFFICE
T: 01483 202 016

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

