

Flat 6, St Christopher's Green | £250,000

Haslemere | Surrey | GU27 1DD

warren
powell-richards



Flat 6, St Christopher's Green Haslemere, Surrey, GU27 1DD

£250,000 Share of Freehold

- Haslemere town centre 0.9 miles
- Haslemere mainline train station 0.3 miles
- A3 5.0 miles
- Guildford 15.7 miles
- M25 23.3 miles

Perfectly located 2 bedroom maisonette with garage within walking distance of all amenities.

- Conveniently located for town, station and countryside
- Open outlook over St Christopher's Green
- Super 1st floor spacious maisonette with own entrance
- 2 double bedrooms with built in wardrobes
- Light and bright sitting/dining room with balcony
- Kitchen with an outlook to the rear
- Bathroom fitted with a white suite
- Gas central heating & double glazed windows
- Garage with power and parking

DESCRIPTION: A delightful, light and airy maisonette situated overlooking St Christopher's Green within walking distance of shops, station and open countryside. My client has enjoyed living in the apartment since 2004, maintaining and updating the property as necessary including replacing the windows with modern double glazed units and refitting the kitchen and bathroom. You enter the property through your own front door into an entrance hall with stairs to the first floor landing from which all rooms are accessed. The sitting/dining room has a lovely outlook over the communal garden and green beyond and has the benefit of a balcony ideal for a morning coffee or evening tipple. There are 2 double bedrooms with built in wardrobes, plus further storage cupboards and a loft. Outside the gardens are mainly laid to lawn and extend around the property. To the rear there is a garage with



electric up and over door in a block with additional parking immediately in front. The garage block has recently had all the roofs replaced.

LOCATION: Haslemere provides a comprehensive range of amenities including shopping facilities with boutique and High Street names including Waitrose, M&S and Boots and a mainline station providing a frequent service to London Waterloo in under the hour. The town centre, Swan Barn and Hindhead Common National Trust owned land are within walking/cycling distance. Haslemere is surrounded by some wonderful countryside much owned or managed by the National Trust, providing opportunities for walking and riding including Blackdown and the Devil's Punch Bowl. The coast is approximately 25 miles to the south, whilst there are a number of local golf courses, together with polo at Cowdray Park and racing at Goodwood.

DIRECTIONS: From the High Street proceed into Lower Street past the railway station and under the bridge. Take the 3rd turning on the right by St Christopher's Green and at the junction turn right whereupon the property will be found just after the church.

COUNCIL TAX: WBC Tax Band C

SERVICES: All main services. - Share of freehold - Lease 941 years remaining -Service charge - £1,129



6 St. Christopher's Green Haslemere

Approximate Gross Internal Area = 89.2 sq m / 960 sq ft

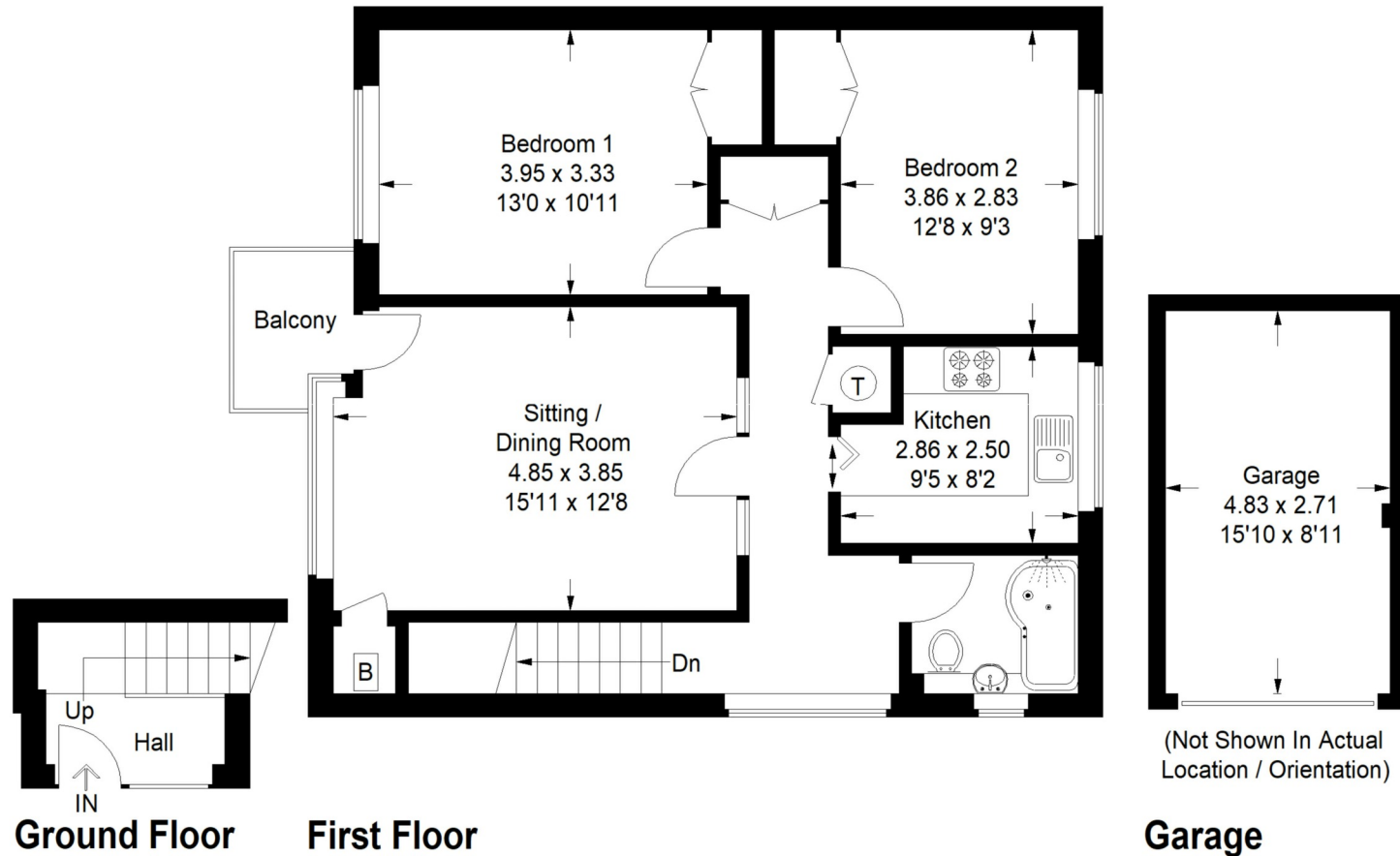


Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID764617)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		64	76
EU Directive 2002/91/EC			

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere •

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright. W1110