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# 2 The Limes, St Christopher's Green | £295,000

Haslemere | Surrey | GU27 1BQ





## 2 The Limes, St Christopher's Green Haslemere, Surrey, GU27 1BQ

£295,000 Leasehold

- Haslemere town centre 0.9 miles
- Haslemere mainline train station 1.3 miles
- A3 5.0 miles
- Guildford 15.7 miles
- M25 23.3 miles

**Beautifully presented ground floor maisonette perfectly located for shops and station.**

- Walk of a range of shops and main line station
- 2 double bedrooms
- Bathroom with power shower over bath
- Living room
- Kitchen/Breakfast room
- Gas heating
- Double glazed windows
- Allocated parking
- Share of freehold
- NO ONWARD CHAIN

**DESCRIPTION** A extremely well presented modern ground floor maisonette providing light and airy accommodation quietly situated in Haslemere and perfectly located for a wide range of shops and the main line station plus with easy access to open countryside. The maisonette enjoys the benefit of recent redecoration and new carpets, gas fired central heating, (the boiler has been replaced in the last few years), double glazed windows and allocated parking. Outside the parking area is approached via a electrically operated 5 bar gate and there are communal gardens.





**LOCATION** Haslemere provides a comprehensive range of amenities including shopping with boutique and High Street names including Waitrose, M&S and Boots, a mainline station providing a frequent service to London Waterloo in under the hour and schools for all age groups. 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 Haslemere High Street proceed into Lower Street continuing past the railway station and under the bridge. Take the 3<sup>rd</sup> turning on the right by St Christopher's Green and at the junction turn right. The Limes will be found on the left.

**COUNCIL TAX** WBC Tax Band C

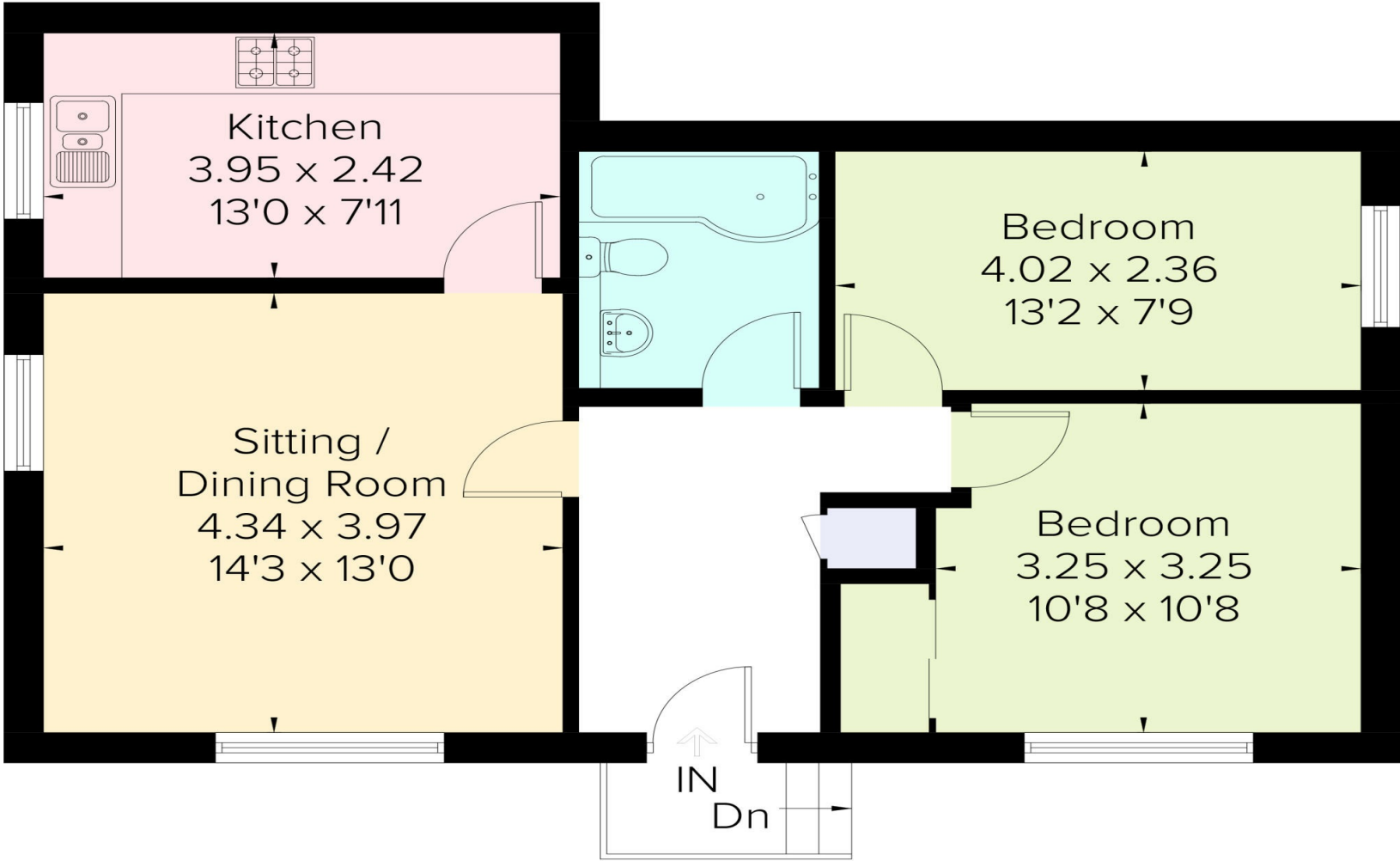
**SERVICE CHARGE AND TERM**

Share of freehold. Lease 99 years from 1988.

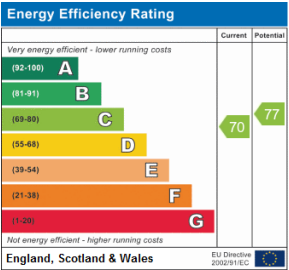
Service charge £91.32 per month



Approximate Area = 62.5 sq m / 673 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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