

6 Penfold Manor | £395,000

warren ■  
powell-richards



## 6 Penfold Manor, High Street, Haslemere, GU27 2LT

£395,000 Leasehold

- Haslemere town centre 0.1 miles
- Haslemere mainline train station 0.5 miles
- Guildford 15.5 miles
- A3 7.3 miles
- M25 21.7 miles

### Light and bright, beautifully presented 1st floor apartment, moments from Haslemere High Street.

- Beautifully presented southerly facing 1st floor flat accessed via stairs or lift
- Master bedroom with luxury en-suite shower room
- L shaped Living room with doors onto balcony
- Fitted kitchen with integrated appliances
- Second double bedroom
- Bathroom
- Gas boiler with under floor heating and double glazed windows
- Allocated parking plus visitor spaces.
- Within walking distance of town centre shops, Swan Barn (NT) and Haslemere Mainline Station

#### DESCRIPTION

Quietly situated between the High Street and Swan Barn perfectly located for shops, beautiful open countryside and the mainline train station. A sought after and elegantly presented two bedroom 1st floor apartment in an exclusive gated development built in 2005. The accommodation benefits from the southerly aspect with light and bright rooms with the principal rooms approached from the reception hall. The modern kitchen combines perfectly with the living room to form a generous entertaining space which opens onto a balcony. The main bedroom has a balcony, fitted wardrobes and an en-suite shower room. There is an additional 2nd double bedroom and family bathroom. Outside an



allocated parking space will be found. To the rear of the building a delightful communal garden with private gate to Swan Barn.

**LOCATION**

Haslemere provides a comprehensive range of amenities including shopping facilities with boutique and High Street names including Waitrose 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 and Swan Barn National Trust owned land adjacent to the High Street are within a short walking 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**

Walking from our office head north towards Grayswood turning right just before Hemingways into the access lane leading to Penfold Manor.

**COUNCIL TAX**

Waverley Borough Council            Tax Band E

(Correct at time of publication and is subject to change following a council revaluation after a sale)

**SERVICES** - All mains services

**LEASE** - 125 years from 2006

**MAINTENANCE CHARGE** - £2000 pa **GR** £200 pa



# 6 Penfold Manor Haslemere

Approximate Gross Internal Area = 78.7 sq m / 847 sq ft

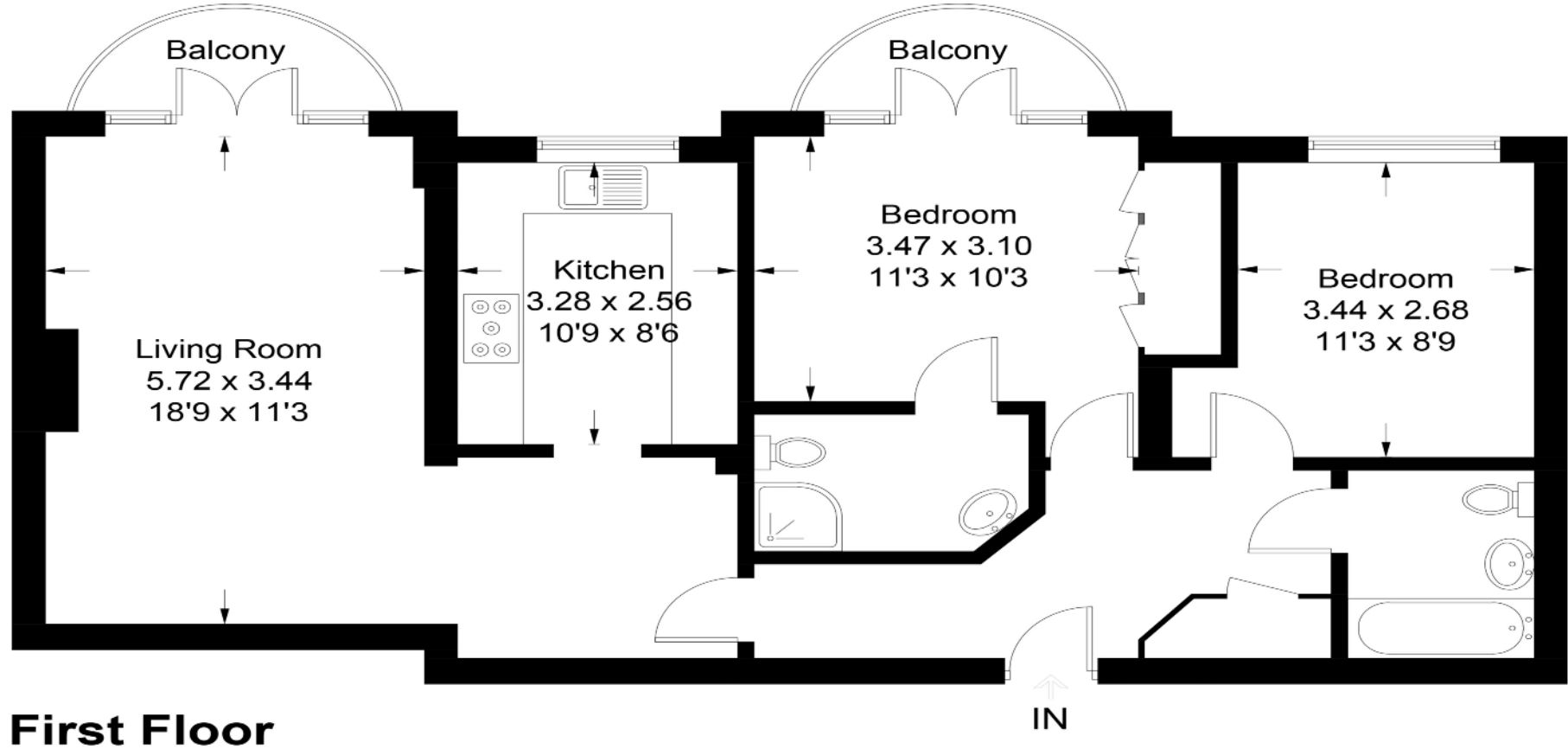


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 700144)

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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

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