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Flat 2 Kingswood

Grayshott | Surrey | GU26 6EL



Flat 2 Kingswood

Crossways Road, Grayshott, Surrey, GU26 6EL

Leasehold

Ground floor three bedroom apartment offering significantly larger accommodation than in most apartments within a development of only 6. Offered with vacant possession and no onward chain. Leasehold plus a share of the freehold.

- Handsome purpose built two storey building, home to only 6 spacious apartments
- Balance of a 999 year lease, plus a share of the freehold
- Well-tended landscaped level gardens predominantly south facing with lawns, mature shrubs and trees
- On the fringe of Grayshott and Hindhead villages, convenient for access to the A3 (London and the South Coast) whilst benefiting from Grayshott village amenities
- Wide driveway leading to residents/visitor parking and to a block of garages
- Communal secure entry
- Private front door opening into spacious hallway with coats cupboard
- Large L-shaped sitting/dining room with space for clearly defined sitting and dining room areas, featuring a large south facing bay window. Patio doors open onto a private patio area and communal gardens beyond
- Modern fitted kitchen with integrated Neff dishwasher, oven and microwave, plus electric hob, washing machine, fridge, freezer and pull out larder. Breakfast bar/open plan hatch to the dining area
- South facing master bedroom, enjoying gardens views, with built in wardrobes and en suite shower room
- 2nd double bedroom with built in wardrobes overlooking the communal gardens
- Third bedroom/study also with garden views
- Family bathroom
- Offered with vacant possession and no onward chain



LOCATION - Grayshott is a thriving, award winning village situated on the Surrey/Hampshire border, surrounded by National Trust woodlands, offering a wealth of individual shops and services which include; Post Office, village pub, social club, restaurants, cafes & takeaways, 2 small supermarkets, butcher, greengrocer, ironmonger, chemist, doctors, dentists, sports field with pavilion and tennis club. The village school incorporates both infants and juniors, whilst there are a large number of private schools and preschools. The larger towns of Haslemere and Farnham are within 5 miles and 10 miles respectively, offering high street shopping and main line rail connections to London in less than an hour. Access to the A3 is easy, with motorway style connections to London, the South coast and both principal Airports.

DIRECTIONS - From the crossroads in the centre of Grayshott take Crossways Road out towards Hindhead. Kingswood is the very last building on the right hand side.

COUNCIL TAX - East Hampshire District Council / Hampshire County Council. Council Tax Band E (Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES & LEASE INFORMATION - All mains services. The apartment is being sold with the benefit of a long lease - 999 years. Issued in 1986 (TBC). The owner is a part Freehold owner and their share will be transferred to the purchaser on completion. Service charge payable twice a year (can be paid monthly if desired)



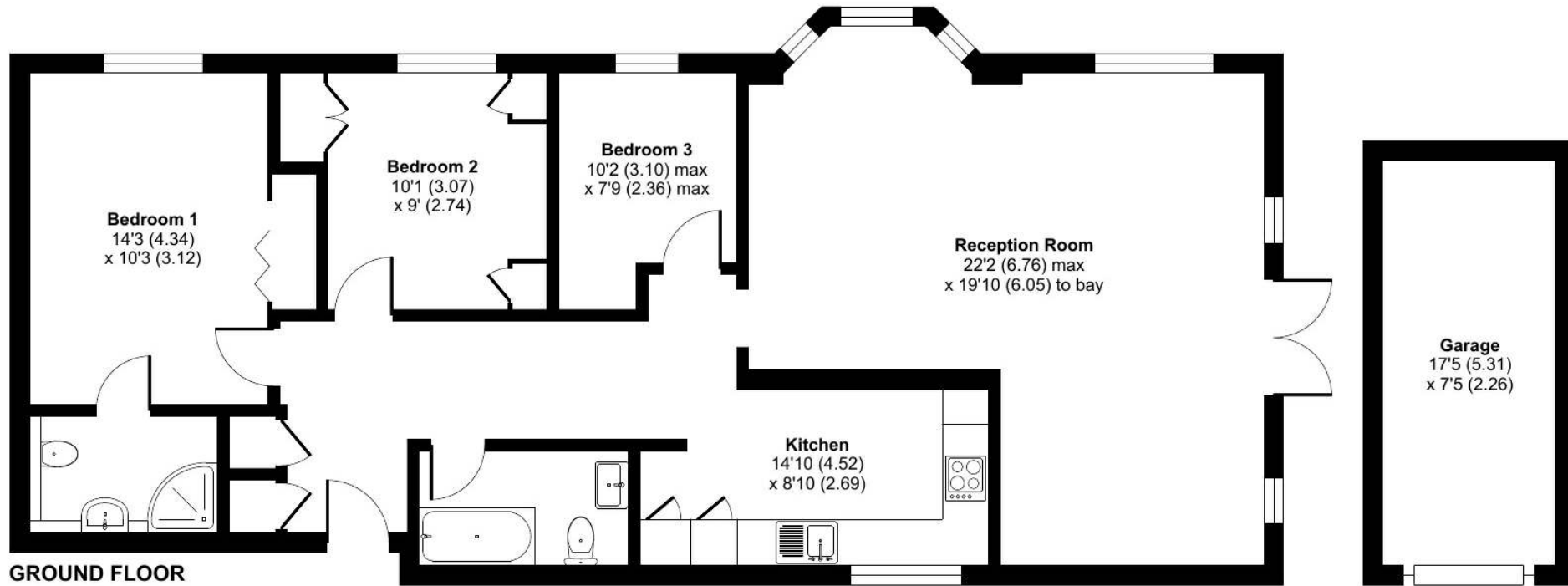
Kingswood, Crossways Road, Hindhead, GU26

Approximate Area = 1112 sq ft / 103.3 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 1241 sq ft / 115.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Warren Powell-Richards. REF: 1035834

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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

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