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Flat 4 Parklands | £335,000

Hindhead | Surrey | GU26 6BJ



Flat 4 Parklands

Hazel Grove, Hindhead, Surrey, GU26 6BJ

£335,000 Leasehold with a share of the Freehold

One of only 8 apartments in a character home converted in 1993 in spacious communal grounds and woodland. Situated on a highly desired no through road nestled amongst substantial detached homes. Allocated parking and visitor parking.

- Approached through a stone and brick walled entrance with gravel drive leading to visitor parking and an open-fronted car port for residents, one allocated space
- Secure entry phone systems allows access into a wide communal hallway with staircase to the end
- Private front door on the 1st floor opening to a hallway
- Triple aspect sitting room with door opening onto a private balcony, laid with astrotuf, creating a low maintenance space to enjoy whatever the time of year
- Fitted kitchen with oven, fridge/freezer and dishwasher built in, plus space for a washing machine
- Double aspect master bedroom with fitted wardrobe and an en suite bathroom
- 2nd bedroom/dining room with wardrobe
- Shower room
- The apartment is double glazed throughout
- The communal gardens are a fine feature and include a large level area of lawn (previously the tennis court to the country house), dropping away into woodland, and affording superb woodland views. The mature entrance to the property and generous gardens to the rear ensure a real feeling of privacy once at the property. The impression of rural living whilst only being minutes from the A3 and Grayshott village facilities
- Each apartment has a timber garden shed in a discreet area to the side of the gardens



LOCATION - Hindhead is a small historic village on the edge of the South Downs, situated between the larger towns of Farnham and Haslemere both having good high street shopping and main line rail connections to London, Haslemere being the closest. Access to the A3 is easy, with motorway style connections to London, the South Coast and both principal airports. Hindhead benefits from many acres of protected countryside, owned by the National Trust, the Devil's Punchbowl (being one) which is a designated area of outstanding natural beauty. Close by, there are several Golf Courses, including Hindhead Golf Course which was founded in 1904 by Sir Arthur Conan Doyle and within Hazel Grove are two well established and highly regarded private schools The Royal School and Amesbury. Within a 20 minute walk of Grayshott village centre which offers 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.

DIRECTIONS - From the top of Headley Road on leaving Grayshott village proceed southwards towards the Hindhead Tunnel then go straight over the A3 into Hazel Grove. After 300 yards bear sharp right and proceed for another 300 yards and the property will be seen on the left

COUNCIL TAX - Waverley Borough Council/Surrey County Council. Council Tax Band D (Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES AND LEASE/FREEHOLD STATUS - Mains electricity, gas and water. Private drainage. Balance of a 125 year lease issued in 1993, plus a share of the freehold. Maintenance charge of £100pcm





Communal Gardens

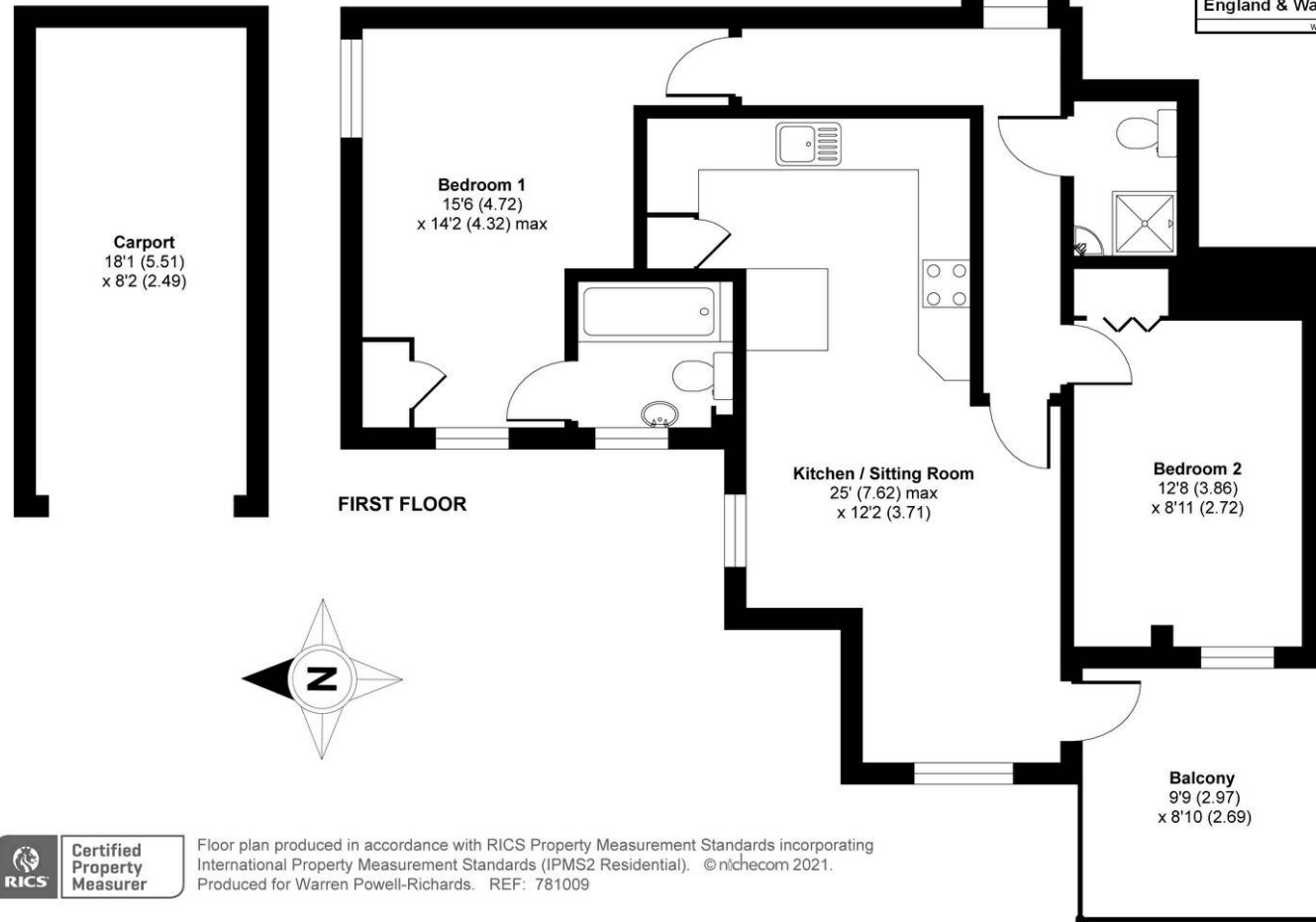


Parklands, Hazel Grove, Hindhead, GU26

Approximate Area = 721 sq ft / 67 sq m (excludes carport)

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



BOLLARD RESTRICTED ACCESS - Access to Haslemere is easy, however, half way along Hazel Grove are remote control bollards, restricting access to residents only. This is controlled by fobs, which will be transferred to the new owner. This provides a short cut to Nutcombe Lane which takes only 6 minutes to reach Haslemere mainline station which runs between London Waterloo and Portsmouth.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2021. Produced for Warren Powell-Richards. REF: 781009

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