

wpr

1 Ensleigh

Crossways Road | Grayshott | GU26 6HD



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Crossways Road, Grayshott, GU26 6HD

Leasehold

Charming character two bedroom ground floor apartment in the heart of Grayshott village, walking distance of shops and amenities. Garage close by and offered with no onward chain.

- Character apartment offering spacious accommodation, with generous room proportions and high ceilings throughout
- Prime position for village centre living
- Well screened frontage with mature hedging offering a high degree of privacy. Pathway to private front door
- Covered entrance porch opening into large entrance hall
- Double aspect sitting room with central fireplace and large bay window/patio doors which open onto a south-west facing patio area
- Double aspect fitted kitchen
- Two double bedrooms with built in wardrobes
- Modern shower room
- Communal grounds within St Austins and Ensleigh alongside visitor parking and access to a garage in a block
- Current lease runs until 24.02.2177 with a peppercorn rent. Management company is First Port Retirement Property Services. The service charge for the current year is £3,158.27 and runs 1st April 23 to 31st March 24. There is a care line system in place
- Offered with 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 pre-schools. 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 the village turn into Crossways Road. Shortly after the parade of shops ends the driveway to St Austins and Ensleigh can be found on the right hand side.

COUNCIL TAX

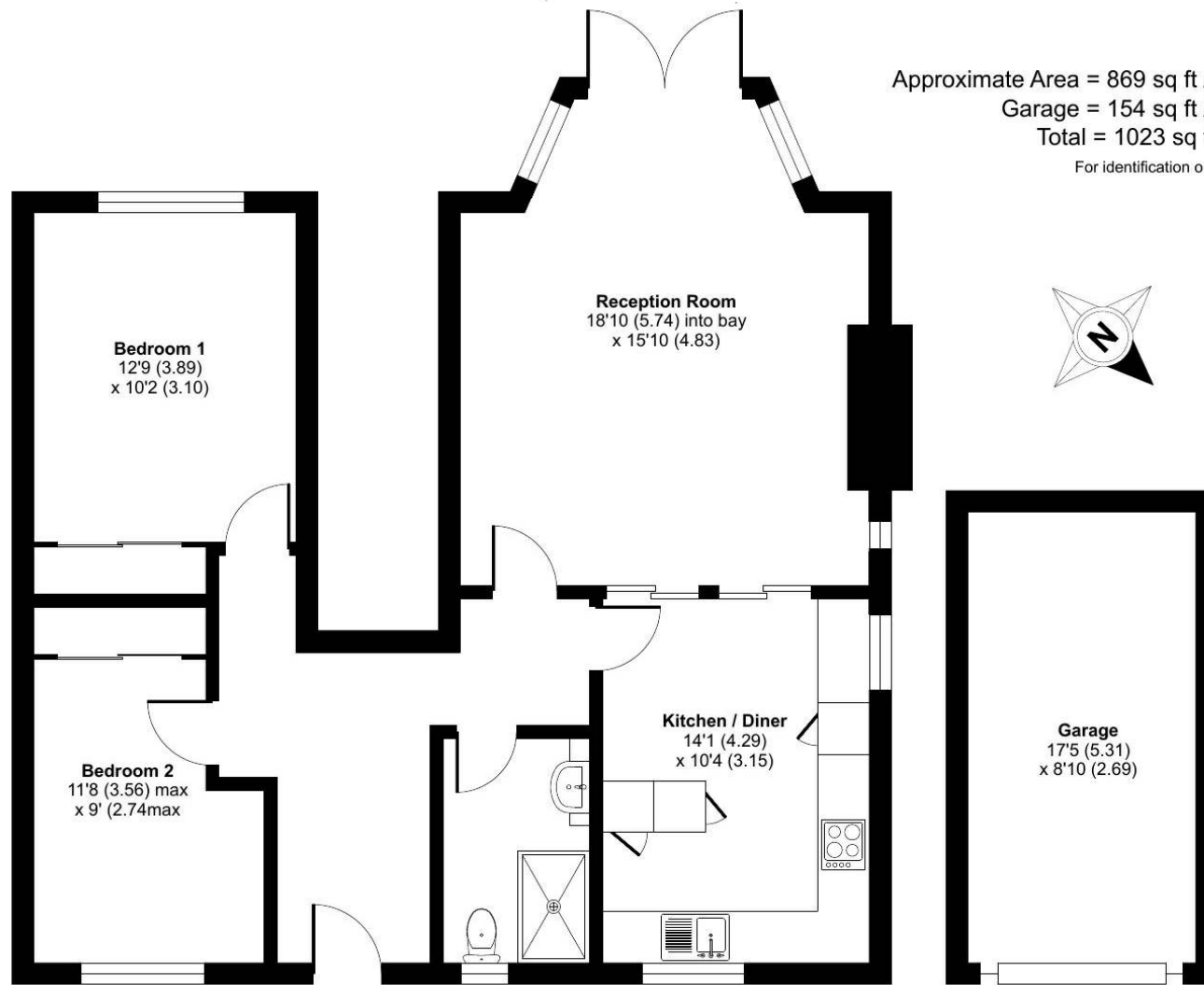
East Hampshire District Council / Hampshire County Council. Council Tax Band C (Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES

All mains services



Approximate Area = 869 sq ft / 80.7 sq m
 Garage = 154 sq ft / 14.3 sq m
 Total = 1023 sq ft / 95 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). © nitchecom 2023. Produced for Warren Powell-Richards. REF: 1041047

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		39	73
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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

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