

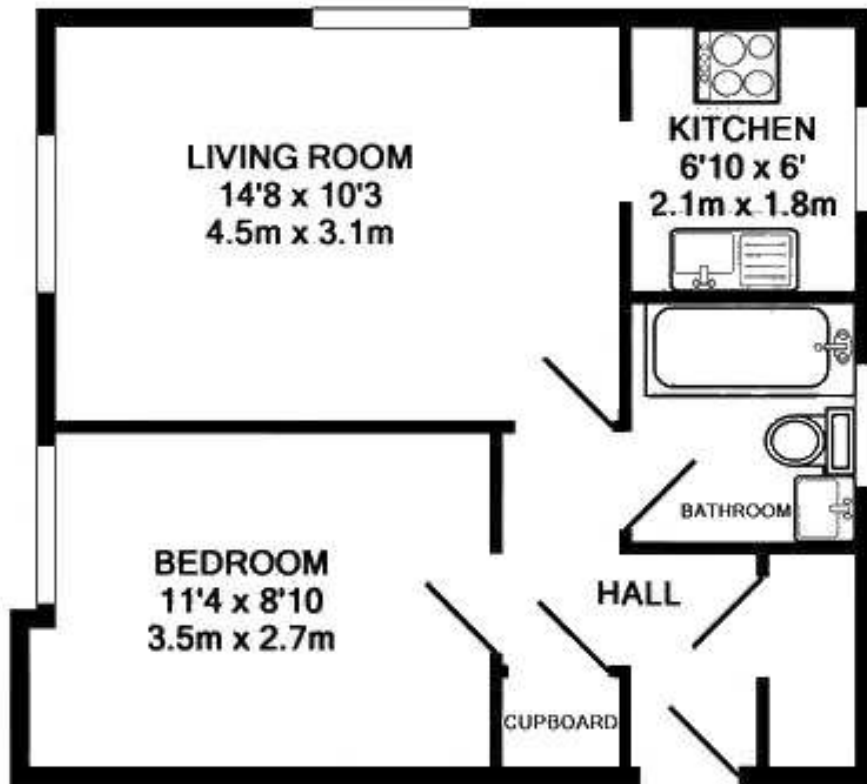
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Flat 5 The Gables

Headley Road | Grayshott | GU26 6UA

One bedroom ground floor flat within a purpose built development within walking distance of Grayshott shops and services, whilst also being ideally positioned for fast and easy access onto the A3 at Hindhead. Two allocated parking spaces. Offered with no onward chain.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	69
(39-54) E	61
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	

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

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.

FEATURES

- Ideal for first time buyer or investment landlord
- Purpose built modern development of flats arranged in three blocks
- Situated in the 2nd block away from the road and passing traffic
- Two allocated parking spaces in addition to further visitor parking
- Secure entry phone system
- Communal entrance and hallway
- Living room
- Bedroom
- Kitchen and bathroom
- 981 years remaining of 999 year lease. Plus a 1/15th share of the freehold
- 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 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 our office in Grayshott take the Headley Road B3002 towards Hindhead. The Gables can be found on the right hand side just before the Royal British Legion and The Village Hall.

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)

TENURE - Leasehold Property with a share of the freehold. Service Charge payment of £600 per annum. Covering buildings insurance, maintenance, cleaning, lighting of the common parts. No ground rent.

SERVICES - Mains electricity, water and drainage.

