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# 9 Gerardes Lodge, | £715,000

Grayswood Road | Haslemere | GU27 2BG





## 9 Gerardes Lodge, Grayswood Road Haslemere, Surrey, GU27 2BG

£750,000 Leasehold

- Haslemere town centre 0.6 miles
- Haslemere mainline train station 1.0 miles
- A3 5.0 miles
- Guildford 16.0 miles
- M25 23.3 miles

### Super penthouse apartment providing spacious and adaptable accommodation.

- No Onward Chain
- Conveniently located a spacious penthouse apartment
- 3 Double bedrooms with built in wardrobes
- Ensuite and family bathroom
- Drawing room opening onto the roof terrace
- Dining room with door to kitchen
- Underground secure parking for 2 vehicles

**DESCRIPTION:** Located in an extremely convenient position just over a 1/2 a mile from Haslemere High Street and a mile from the station, a sought after penthouse apartment with a roof terrace providing a delightful outlook no matter what time of year. The penthouse apartment is quietly located to the rear of the building with a south westerly aspect with the principal rooms enjoying an outlook over the grounds. The apartment can be accessed either via lift which goes to all floors or the stairs. On the top floor there are 2 apartments both with large storage cupboards accessed from the landing. As you open the apartment door you get the first sense of the space and light that the apartment offers as your eyes are drawn through to the Drawing room and roof terrace beyond. The roof terrace has the space to entertain and will catch the last of the evening sun in the summer. From the drawing room an arch opens into the dining room





with a door into the fully fitted kitchen with De Dietrich and Miele appliances. Adjoining the kitchen there is a utility room. There are 3 double bedrooms each enjoying an outlook over the communal garden, the master bedroom has an ensuite shower room. All the bedrooms have built in wardrobes and cupboards. A family bathroom services the other 2 bedrooms. Gerardes Lodge provides gated underground parking which can be accessed via the lift or stairs and no.9 has the benefit of 2 spaces with an additional storage cupboard. The communal gardens extend around the property with a thoughtfully designed patio area to the rear of the building.

**LOCATION:** Haslemere provides a comprehensive range of amenities, including a mainline station with a frequent service to London Waterloo. The countryside surrounding Haslemere is well known for its outstanding natural beauty and the coast is c. 25 miles away. The area is well supplied with sporting opportunities.

**DIRECTIONS:** From Haslemere High Street proceed towards Grayswood for approximately 0.6 of a mile and Gerardes Lodge will be found on the left.

**COUNCIL TAX:** WBC - Tax Band G

**SERVICES:** Mains gas, electric.& Drainage.

Share of Freehold. Lease 125 years from 2004

Service Charge £3,000 PA

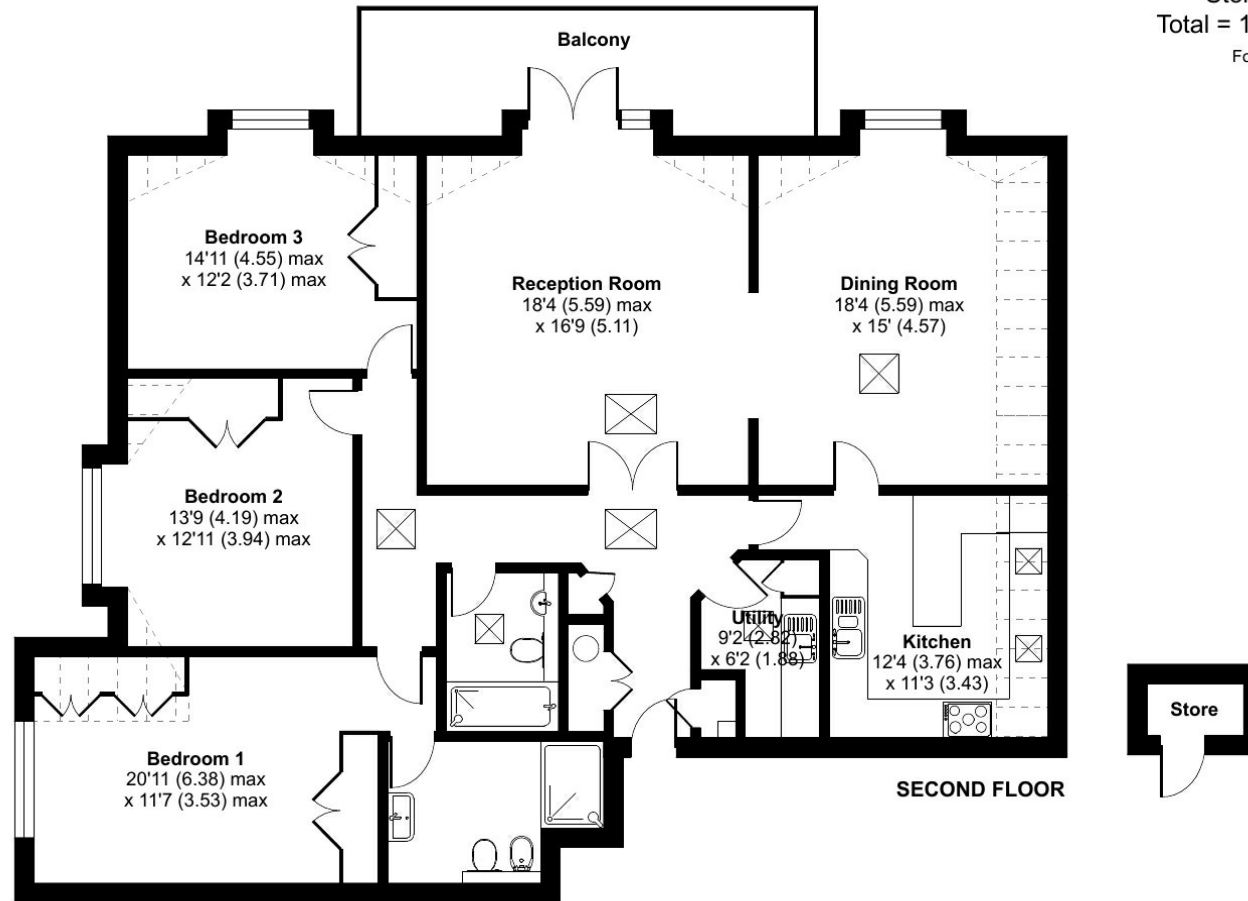


# Gerardes Lodge, Grayswood Road, Haslemere, GU27



Approximate Area = 1535 sq ft / 142.6 sq m  
 Limited Use Area(s) = 115 sq ft / 10.7 sq m  
 Store = 13 sq ft / 1.2 sq m  
 Total = 1535 sq ft / 154.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2022. Produced for Warren Powell-Richards. REF: 924763

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| A   | (92-100) |                         |           |
| B   | (81-91)  |                         |           |
| C   | (69-80)  |                         |           |
| D   | (55-68)  |                         |           |
| E   | (39-54)  |                         |           |
| F   | (21-38)  |                         |           |
| G   | (1-20)   |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

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

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