

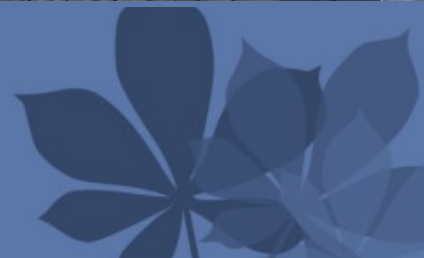


**Keats**  
independent estate agents

## Tan Tivvy Court, Haslemere

Guide Price:

**£210,000** Leasehold



# Haslemere

Guide Price: £210,000

Tan Tivvy Court, Haslemere, Surrey, GU27 2EP

**\*Chain Free Sale\*** A bright and spacious one bedroom second floor flat, located just a short walk from Haslemere Mainline Train Station and a stone's throw from the High Street.



- **One Double Bedroom**
- **Bathroom**
- **Central Town position**
- **Easy walk to Haslemere Train Station**
- **Second Floor Apartment**
- **Fitted Kitchen**
- **Gas Central Heating**
- **Ideal first-time purchase or buy to let opportunity**

A well presented one bedroom second floor apartment in central town position. The accommodation comprises of hall with entryphone, double bedroom with wardrobe, bathroom with shower over bath, lounge/dining room, beautifully fitted kitchen with integrated appliances. The property represents an ideal first-time purchase or indeed would suit investors for a buy to let opportunity.

HASLEMERE is situated on the Surrey/Sussex/Hampshire borders. It has excellent road (44 miles via the nearby A3) and rail links (Waterloo approximately 55 minutes) to London and Heathrow and Gatwick Airports (via the A3/M25) are approximately 40 miles away with Portsmouth and the south coast being just over 20 miles distant. The town is protected by the hills of Hindhead, Blackdown and Marley, the majority of which is National Trust owned. Haslemere provides day-to-day shopping facilities (including Waitrose and a Marks & Spencer Food Hall) along with many boutique and specialist shops, a variety of bars, restaurants and coffee houses, the award winning Haslemere Educational Museum, churches of the principal denominations and an excellent range of schooling, both state and private. The Haslemere and The Edge leisure centres offer a wide selection of recreational facilities and golf can be enjoyed nearby at Liphook, Hindhead and Chiddingfold. The Georgian Hotel and Lythe Hill Hotel provide spa facilities in the Town and Champneys Forest Mere and Grayshott Spa are nearby. For more information please go to [www.haslemere.com](http://www.haslemere.com).

**LOCAL AUTHORITY :** Waverley Borough Council

**TAX BAND :** C

**TENURE :** Leasehold

**LEASE TERM :** 103 Years Remaining

**GROUND RENT :** £100 per annum

**SERVICE CHARGE :** £217.38 per quarter

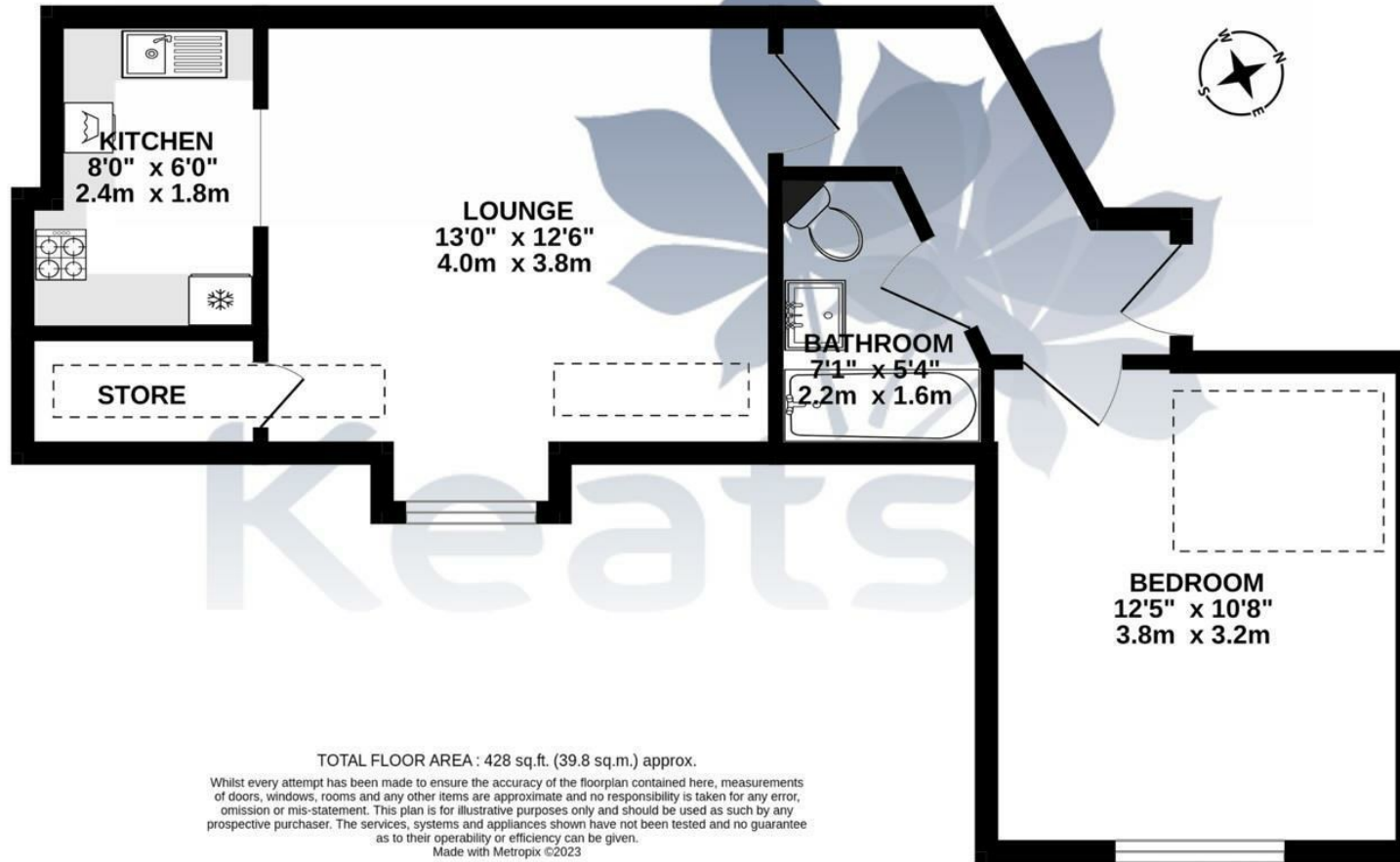
**RESERVE FUND:** £180.13 per quarter

**DIRECTIONS :** Tan Tivvy Court will be found just off the main Town Car Park. Alternatively, from the centre of Haslemere High Street proceed into West Street (by Marley Flowers) and Tan Tivvy Court will be found after a short distance on the left hand side.

**VIEWINGS :** Strictly by confirmed appointment with the Agents  
Office hours Mon-Fri 8.45am - 5.45pm, Saturday 8.45am - 4pm.



**SECOND FLOOR**  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 428 sq.ft. (39.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**AGENTS NOTES**

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose.

Buyers are advised to obtain verification from their solicitors as to the Freehold/ Leasehold status of the property and any fixtures and fittings

These particulars do not constitute or form part of an offer or contract nor may they be regarded as presentations.

All interested parties must themselves verify their accuracy.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

