



**Keats**  
independent estate agents

Haslemere

Guide Price

£290,000





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Flat 6 St Georges Wood, Grayswood Road, Haslemere, Surrey, GU27 2BU

A beautifully presented first floor Georgian style conversion apartment with fine south westerly views over the attractive communal grounds, set within striking distance of the picturesque High Street and main line station.





- Two double bedrooms
- Superb drawing room
- Parking
- Garage
- Communal grounds

**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 Herons 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)

**6 ST GEORGES WOOD** is an elegant first floor converted apartment, within this character building - the local maternity hospital until 1977, which is set in delightful gardens and grounds adjoining woodland at the rear.

An entry phone system provides access to the communal hall with stairs leading to the first floor landing. The front door opens into a hallway off which all the rooms are accessed. The magnificent light and bright drawing room has fine views across the communal grounds and the kitchen comprises a range of cupboards and drawers at high and low level with appliance space. The bathroom has a panelled bath with shower over, close coupled wc and pedestal washbasin. There two double bedrooms; one also enjoying the view across the grounds.

#### OUTSIDE

The driveway leads to a visitor parking area and allocated spaces. The garage with its metal up and over door and electricity supply is found in a block with adjoining communal bin store. The communal gardens and grounds form a most attractive complement to the property.

#### SERVICES

All main services

#### TENURE

Leasehold. 999 years from 05/07/2007 with share of the freehold  
Service Charge: £202.29 (2016) per month

#### LOCAL AUTHORITY

Waverley Borough Council Tax Band: D

EPC RATING: C (69/80)

#### DIRECTIONS

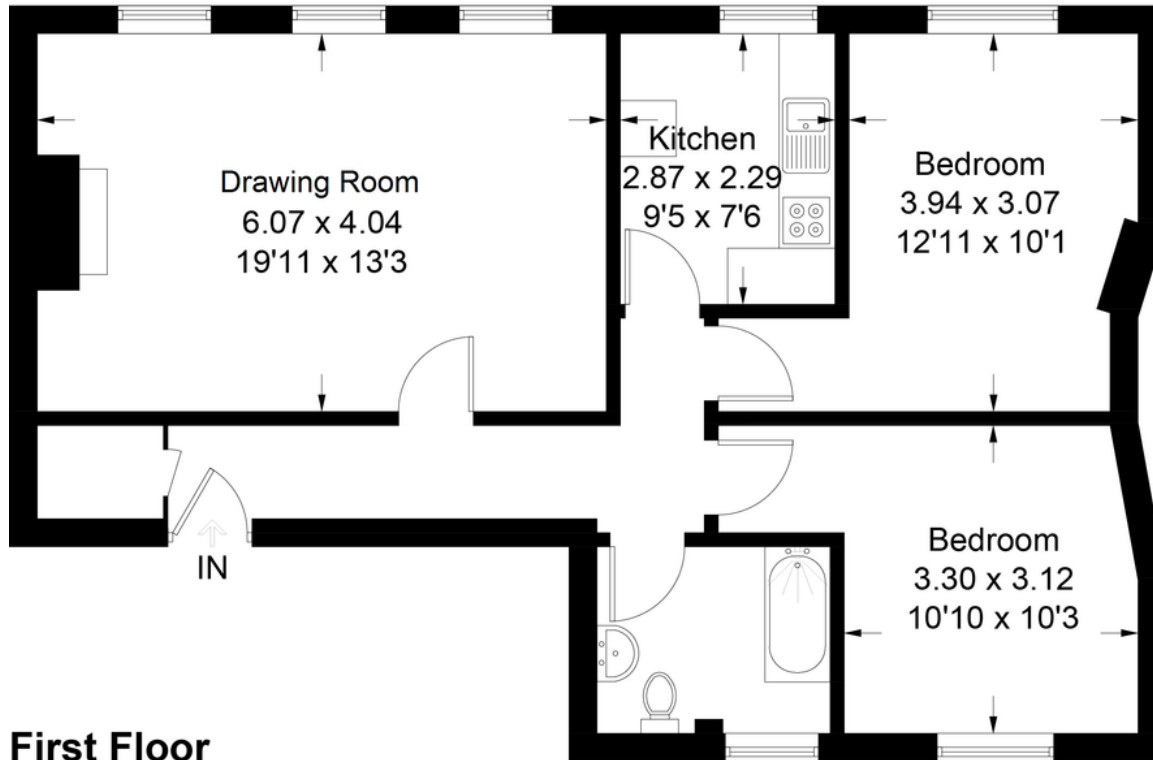
From Haslemere High Street proceed north for approximately two thirds of a mile and St Georges Wood will be seen on the left hand side.

#### VIEWING

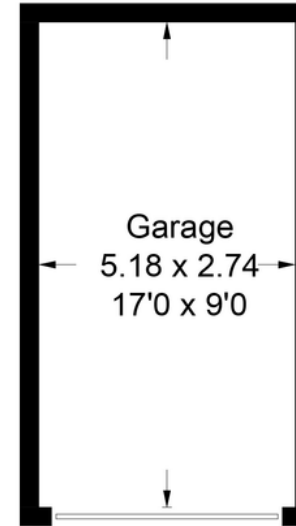
Strictly by confirmed appointment with the Agents. Office hours Mon-Fri 8.45am – 5.45pm, Saturday 8.45am – 4pm. RAJ 01/09/2016.



Approximate Gross Internal Area = 74.1 sq m / 798 sq ft  
Garage = 14.3 sq m / 154 sq ft  
Total = 88.4 sq m / 952 sq ft



**First Floor**



**Garage**

(Not Shown In Actual  
Location / Orientation)

#### 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.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID276583)  
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