



Park Road, Haslemere, Surrey
Guide Price £725,000 Leasehold

CLARKE  GAMMON
1919

**FLAT 2 ROSEWOOD PARK ROAD
HASLEMERE SURREY GU27 2NJ**

Guide Price £725,000

Spacious ground floor apartment	Walking distance of Town Centre
Main bedroom with dressing room and bathroom	Two further bedrooms
Bathroom	Kitchen and utility room
Sitting room	Dining room
Garage and parking space	NO ONWARD CHAIN



Situated in one of Haslemere's most sought after locations just 0.5 miles from the Town Centre, a spacious three bedroom ground floor apartment.

THE PROPERTY

Having direct access straight into the wonderful grounds this spacious, well-appointed ground floor apartment is offered to the market with NO ONWARD CHAIN. 2 Rosewood has over 1600 sq ft of well proportioned and flexible accommodation and enjoys glorious far reaching views towards Hindhead and beyond. Upon entering the apartment the size of the entrance hall is of good proportions giving a feeling of space. Further accommodation comprises a bay fronted 20ft bright south facing sitting room, dining room, kitchen, utility room, main bedroom with dressing room and bathroom, two further bedrooms and bathroom. There is a lift accessing all three floors. Rarely does an apartment in such a fantastic location come to the market. Viewings are strongly recommended.



THE GROUNDS

Well screened by attractive mature planting, Rosewood is approached off Park Road by a tarmac driveway that leads to the residents parking, visitor parking, and garage blocks where No. 2 has a single garage and allocated parking space. There is a side door from the apartment opening directly onto the gardens and, to the rear, there are well maintained communal grounds, manicured lawn and a full size hard tennis court for the enjoyment of the residents.

SITUATION

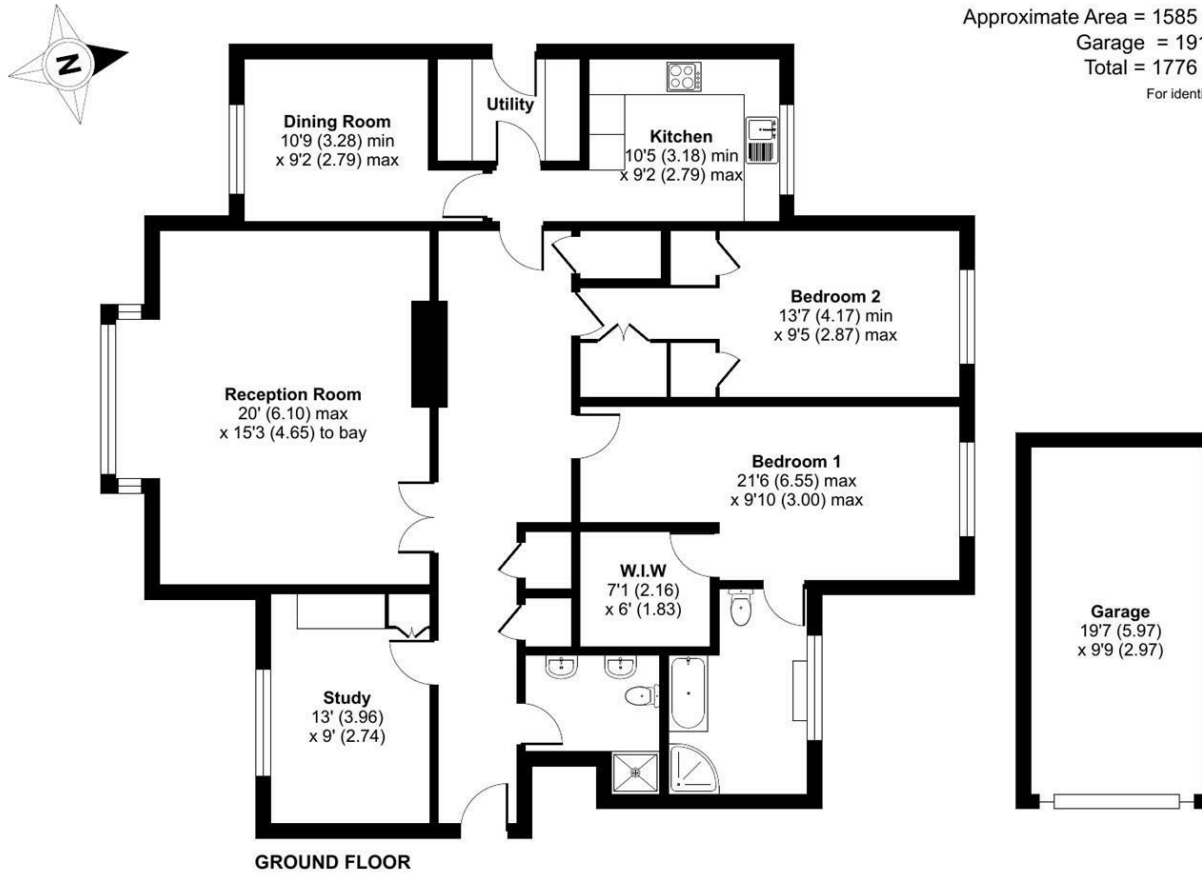
Haslemere Town Centre provides a comprehensive range of shops and boutiques including Waitrose, Boots, Space NK and WH Smith, restaurants, public houses, hotel and coffee shops/cafes. The main line station offers a fast and frequent service into London Waterloo in under one hour. There is a Tesco supermarket and M & S Food Hall in Weyhill along with local shops and Haslemere Library. Lythe Hill Hotel on the outskirts of the town provides spa facilities and Haslemere Leisure Centre, The Edge, Woolmer Hill and Haslemere Recreation Ground all provide sports and leisure facilities. There are numerous golf courses in the area. There are excellent schools for all ages both state and private in and around the town and the whole area is surrounded by miles of open countryside much of it National Trust owned. The nearby A3 provides links to London, the motorway network and South Coast.

Town Centre 0.5 miles on foot
Main line station 0.6 miles on foot
A3 access at Hindhead 3.8 miles
Godalming 9 miles
Guildford 13 miles

All distances approximate

Park Road, Haslemere, GU27

Approximate Area = 1585 sq ft / 147.2 sq m
 Garage = 191 sq ft / 17.7 sq m
 Total = 1776 sq ft / 164.9 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). © nichecom 2023. Produced for Clarke Gammon. REF: 999777

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band G

SERVICES

Gas central heating, double glazing

LEASE DETAILS

Leasehold.

Term: 999 years from 1st January 1990

Service Charge: £2300 pa (2023)

Ground Rent: £125 pa

27th June 2023 TKO

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street turn left by the Town Hall onto Petworth Road then take the first right into Museum Hill. Proceed up the hill and over the crossroads into Old Haslemere Road then turn right into Park Road and Rosewood will be found after a short distance on the right.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

