



**2 Gerardes Lodge, Grayswood Road, Haslemere, GU27 2BG**  
**Leasehold - Share of Freehold**

CLARKE  GAMMON  
1919

**2 GERARDES LODGE GRAYSWOOD ROAD  
HASLEMERE SURREY GU27 2BG**

Gated development with  
video security and lift

Entrance hall

Kitchen/breakfast room and  
utility room

Bedroom two and bathroom

Close to Town Centre

Two secure underground  
parking spaces

Double aspect sitting room

Main bedroom with en-suite  
shower room

Storage cupboard and wine  
store

NO ONWARD CHAIN



**A spacious two bedroom ground floor apartment, set within this popular gated development having secure underground parking, conveniently positioned just 0.5 mile from the High Street.**

**THE PROPERTY**

Gerardes Lodge was constructed in 2004 and the apartment has the benefit of a share of the freehold. The apartment, tucked away at the rear of the development, is being sold with no onward chain and is accessed from an inner communal hall. The spacious reception room has a light south westerly double aspect, with a west facing bay and doors opening onto a patio area and the communal gardens. The generously equipped kitchen/breakfast room also looks out onto the gardens and both double bedrooms have built-in wardrobes; with bedroom one having an en-suite shower room. Off the hall is a second bathroom and handy utility room.



## TENURE AND GROUNDS

Leasehold - Share of Freehold  
125 year lease with 105 years remaining  
Service Charge: £3,114.60 (2022/2023)

Electrically operated security gates and driveway lead to the visitor parking area and down to the electrically gated underground car park where there the apartment has two numbered parking spaces and two storage cupboards. The sunny communal gardens and grounds are predominantly lawned with pathways, mature trees flower borders and security lighting.

## SITUATION

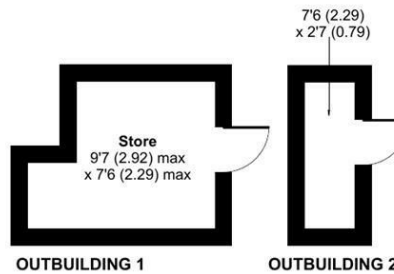
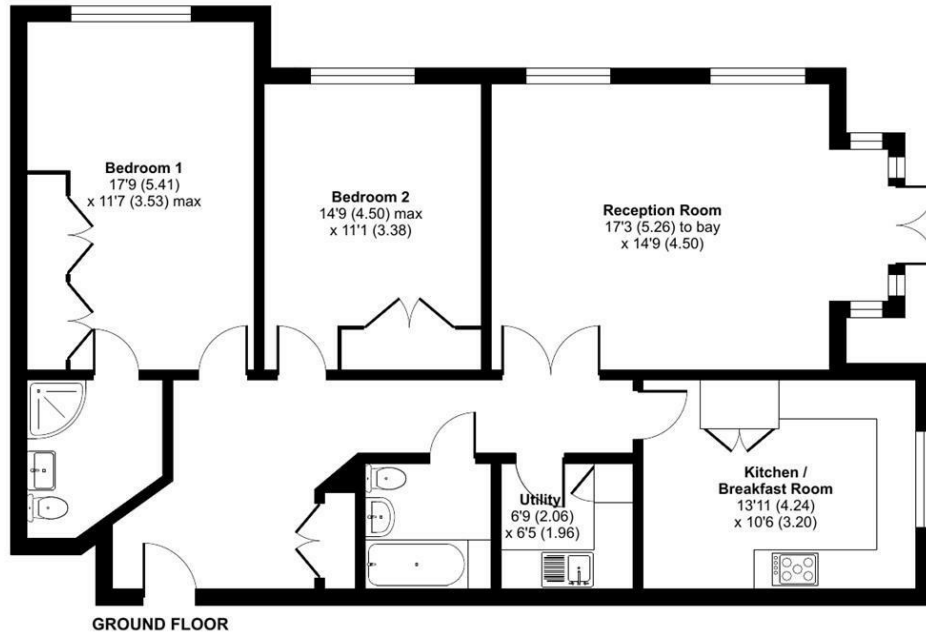
Haslemere Town Centre provides a comprehensive range of shops and boutiques including Waitrose, Boots, Space NK and WH Smith, restaurants, public houses, hotel and coffee shops/cafes. The main line station offers a fast and frequent service into London Waterloo in under one hour. There is a Tesco supermarket and M & S Food Hall in Weyhill along with several 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.

Health Centre & Community Hospital 0.4 mile  
High Street 0.5 mile  
Main line station 1 mile  
A3 access at Milford 6.5 miles  
Guildford 14 miles

All distances approximate

# Gerardes Lodge, Grayswood Road, Haslemere, GU27

Approximate Area = 1148 sq ft / 106.6 sq m  
 Outbuildings = 81 sq ft / 7.5 sq m  
 Total = 1229 sq ft / 114.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 1036096

## LOCAL AUTHORITY

Waverley Borough Council

## COUNCIL TAX

Band F

## SERVICES

All main services, gas central heating, double glazing

14th October 2024 PM/dr

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	81
(69-80) <b>C</b>		
(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	

## CG HASLEMERE OFFICE

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## DIRECTIONS

From our office in Haslemere High Street proceed north (A286 towards Grayswood) for approximately 0.4 mile and Gerardes Lodge will be found on the left hand side.

## 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

