



2 Beech Road Grayswood Road, Haslemere, GU27 2BP
Share of Freehold

CLARKE  GAMMON
1919

2 BEECH COURT GRAYSWOOD ROAD HASLEMERE GU27 2BP

Purpose built ground floor
apartment

Main bathroom and ensuite
shower room

Smart refitted kitchen

Landscaped and well
maintained communal
garden

2 double bedrooms with
fitted wardrobes

Double aspect sitting/dining
room

Garage and visitors parking

Short walk to High Street
and mainline station



**Located just 200 meters from
Haslemere High Street, a well
presented modernised and
refurbished 2 bedroom purpose built
ground floor apartment with a
garage, offered with no onward
chain.**

THE PROPERTY

Beech Court is a modern and purpose built development of just 6 apartments set well back from Grayswood Road just a short walk from Haslemere High Street and town centre. No.2 is located on the ground floor and is very well presented having been modernised and refurbished to an excellent standard. The 2 double bedrooms both have a range of fitted wardrobes with the main bedrooms having the convenience of a smart refitted ensuite shower room. The kitchen has also been refitted and has an excellent range of units and integrated appliances including a Bosch induction hob, integrated dishwasher, integrated fridge freezer, Bosch double oven and Bosch washer dryer. The double aspect living room has both a side and front aspect with the 2 double bedrooms overlooking the attractive rear communal gardens. Off the hall is the main bathroom which has a white suite and integrated shower above the bath. The apartment is being offered to the market with no onward chain and a 999 year lease was set up in 2014 and there is a share of the freehold.



THE GROUNDS

Approached from Grayswood Road, there is a tarmac driveway with a L shaped block containing 6 garages with the garage belonging to No.2 being on the far right hand side. There are also a number of visitor parking spaces and there is a communal front door with entry phone system and beautifully presented and kept communal gardens to the rear.

LEASE DETAILS

999 year lease (from 2014)

SITUATION

The property is situated within walking distance of the Town Centre which provides a comprehensive range of shops including Waitrose, Boots, WH Smith, restaurants, pubs, hotel and coffee bars. Less than one mile away, 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. Lythe Hill Hotel on the outskirts of the town provides spa facilities, Haslemere Leisure Centre, The Edge, Woolmer Hill and Haslemere Recreation Ground all provide sports and leisure facilities and 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.

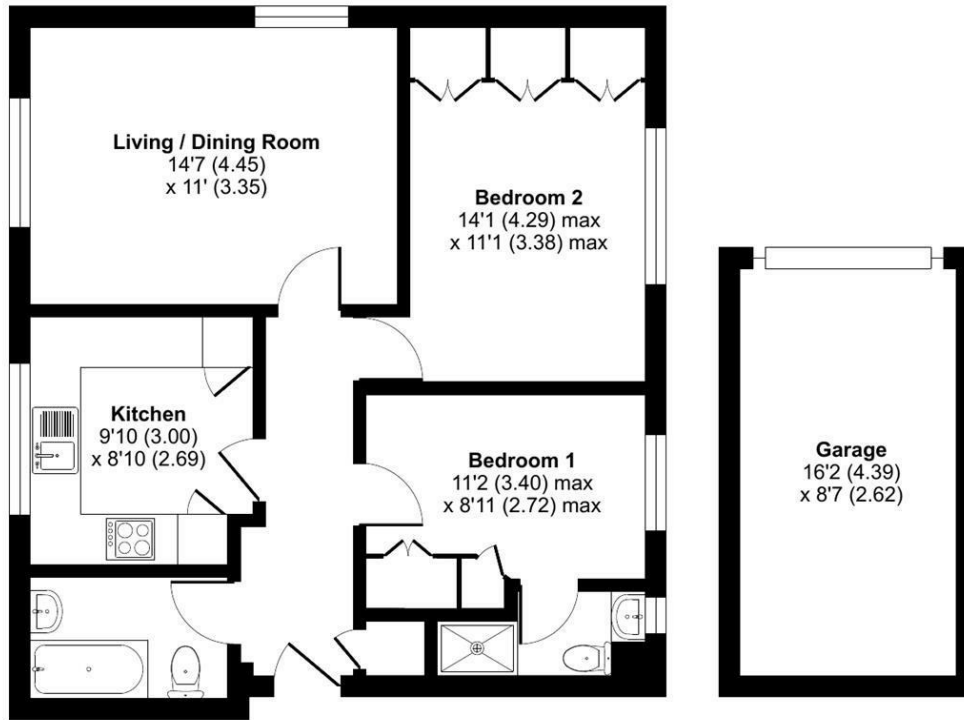
High Street 0.4 miles
Health Centre and Community Hospital 0.4 miles
Main line station 1 mile
Weyhill amenities 1.4 miles
A3 access at Milford 7.2 miles
Guildford 14 miles
All distances approximate



Grayswood Road, Haslemere, GU27

Approximate Area = 636 sq ft / 59 sq m
Garage = 139 sq ft / 12.9 sq m
Total = 775 sq ft / 71.9 sq m

For identification only - Not to scale



GROUND FLOOR

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

SERVICE CHARGE

£154 pcm

15th August 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Clarke Gammon. REF: 1166760

CG HASLEMERE OFFICE

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DIRECTIONS

GU27 2BP From our office in Haslemere High Street proceed north passing the crossroads and Beech Court will be found after a short distance on the right 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
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AUCTION ROOMS
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