



3 Rosewood, Park Road, Haslemere, Surrey
Leasehold

CLARKE  GAMMON
1919

3 ROSEWOOD PARK ROAD HASLEMERE SURREY GU27 2NJ

Spacious first floor
apartment

Spectacular views

Two further bedrooms

30' kitchen / dining room

Ample storage

Favoured location

Main bedroom with en-suite
bathroom and walk-in
wardrobe

Shower room

Large reception room

Garage with store



**Situated in one of Haslemere's
most sought after locations just
0.5 miles from the town centre, a
spacious first floor three
bedroom apartment.**

THE PROPERTY

The apartment is one of only five in this impressive building that gives an air of quality. Approached through the communal entrance and lift to the first floor, this spacious apartment with a stunning outlook over the rear garden, town and countryside beyond is offered to the market with NO ONWARD CHAIN.

The light and airy accommodation includes a 30ft kitchen/dining room with integrated appliances, large south facing reception room with fireplace and fitted gas fire, main bedroom with walk-in wardrobe and en-suite bathroom, two further bedrooms, shower/utility room and ample storage.



THE GROUNDS

Well screened by attractive mature planting, Rosewood is approached off Park Road by a tarmac driveway that leads to the allocated residents parking, visitor parking, and garage blocks where No. 3 has a single garage with store. To the rear, there are well maintained communal gardens, manicured lawn and a full size hard tennis court for the enjoyment of the residents.

A pathway provides a short cut pedestrian access to Hill Road and the town centre beyond.

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 = 1806 sq ft / 167.7 sq m (includes garage)

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: 943744

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band G

SERVICES

All main services.

LEASE INFORMATION

Tenure: Leasehold 999 years from 1st January 1990

Service Charge: £2,300 pa (2023) paid twice yearly

Ground Rent: £125 pa

28th November 2024 MPS/dr

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	80	82
	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

