

11 Beaufield Gate
Three Gates Lane, Haslemere,
Surrey GU27 2LN



**Peter Leete
and Partners**
ESTATE + AGENTS



**AN IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE.
1 BEDROOM FIRST FLOOR APARTMENT
OFFERED WITH NO ONWARD CHAIN.**

Main Line Station less than 1 mile

Price: £280,000 Leasehold with share of Freehold.





No Onward Chain. EPC Rating: C. Council Tax: C

SITUATION

Haslemere offers a wide range of shopping facilities both in the High Street with many boutique shops, cafes and nationally known retailers to include a Waitrose supermarket and the impressive Coppa Club restaurant and bar. The property sits in one of Haslemere's most desirable roads. Within a very short walk of the High Street is the Museum and also a short walk is the Haslemere Community Hospital. At nearby Weyhill there are more shops and both a Tesco and Marks and Spencers food hall. The local area is renowned for its open countryside and miles of National Trust Commons with numerous beauty spots within easy reach, The Devil's Punchbowl, Marley Common, The Golden Valley to name but a few. Golf is readily available at Hindhead and Chiddingfold with sailing at Frensham Ponds. There is a main line railway station within the Town which offers a train service to Waterloo in approximately 50 minutes by way of South West Trains. The A3 London to Portsmouth Road is about 3 miles distant. The main airports of Gatwick and Heathrow are 50 miles and 42 miles respectively with access to the M25 at Junction 10 (23 miles).

DESCRIPTION

Offered in very good order throughout this first floor apartment is bright and airy and so arranged as follows:

ACCOMMODATION

External entrance door to communal hallway and stairs giving rise to the first floor. Private entrance door to: Inner Hallway with 2 storage cupboards.

LIVING ROOM: 19'11 x 11' (max) with double glazed windows to rear aspect overlooking the communal grounds. Wall thermostat and two radiators.

KITCHEN: 10' x 7' with double glazed window to front aspect and parking area. Wall and base units with work surface over the latter. Integrated fridge freezer, slimline dishwasher, sink, 4 ring electric hob and oven under. Wall hung Worcester gas fired boiler. Space and plumbing for washing machine. Radiator.

BEDROOM: 10'6 x 10'3 with double glazed window to front aspect and radiator.

FAMILY BATHROOM: with double glazed window. Comprising comprises a coloured suite of panelled bath with mixer taps and shower attachment, pedestal wash basin and concealed w.c. half to fully tiled walls around bath area.

OUTSIDE: Parking to private forecourt. Beautifully cared for grounds with a lovely rear garden with established well stocked flower borders and lawn.

VIEWINGS: Strictly by appointment with the sole Agents: SCR Lettings 01428 607768 or Peter Leete and Partners 01428 604480.

LEASE: 125 years from 25th March 1989. Each owner becomes a member of the Freehold Company, Beaufield Gate Management Company Limited.

MAINTENANCE: £1560.00 per annum.

GROUND RENT: N/A

SPECIAL NOTES: Existing tenant in occupation and willing to continue if sold as an Investment purchase.

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