

8 Woolmer View,
Grayshott, Hindhead, Surrey
GU26 6JS

Peter **Leete**
and Partners
ESTATE + AGENTS



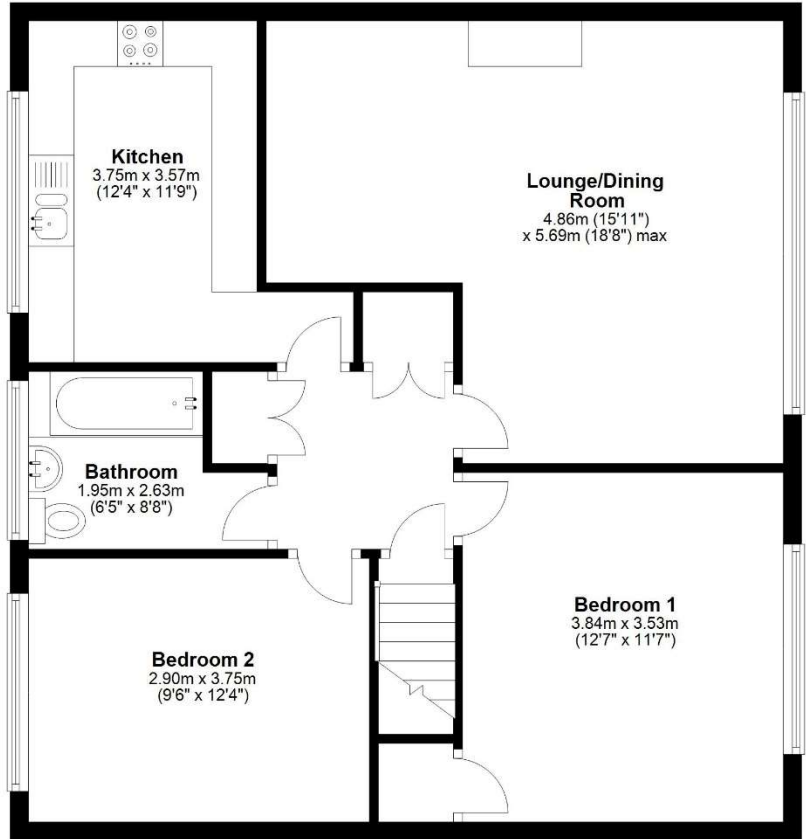
A Spacious first floor maisonette close to the village centre set in a private development off a quiet cul de sac location. The property enjoys southerly aspect to its main bedroom and living room, benefits a garage, communal grounds and share of Freehold.

PRICE £275,000 LEASEHOLD



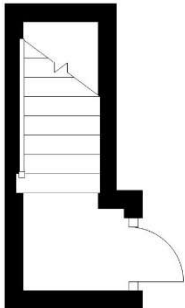
Floor Plan

Approx. 73.0 sq. metres (786.2 sq. feet)



Ground Floor Entrance

Approx. 2.7 sq. metres (29.0 sq. feet)



Total area: approx. 75.7 sq. metres (815.2 sq. feet)

Whilst every effort is made to ensure the accuracy of this floor plan. Measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2024 Your EPC
Plan produced using PlanUp.

Flat 8, Woolmer View, The Avenue, -



8 Woolmer View, Grayshott

EPC D. Council Tax: D



GENERAL The property stands in a convenient and secluded position in a quiet close off The Avenue. Woolmer View was built approximately 50 years ago and the 10 maisonettes occupy 3 purpose built blocks, surrounding a communal paved courtyard style garden and surrounded by lawns and well established flower and shrub borders. Number 8 benefitting from views over both the front courtyard and the southerly rear gardens.

The garaging is at a convenient remove to the side of the front entrance with a single garage for each apartment and additional parking at the entrance.

The maisonette enjoys its own private access door from the ground floor with side storage cupboard. The inner hall has stairs to the first floor landing with 3 double storage cupboards providing ample storage and hanging rail facilities. The living room is L" shaped with ample room for a dining table adjacent the serving hatch to the kitchen. The kitchen is spacious and enjoys views across the courtyard. There are both wall and base units with extensive worksurfaces. Wall hung modern gas fired boiler. Bedroom 1 includes a wardrobe over the bulk head and southerly views. Bedroom 2 looks over the front and the bathroom is well appointed with bath, dual flush wc and pedestal wash hand basin. Separate shower unit over the bath with glass screen.

SPECIAL NOTES: LEASEHOLD/FREEHOLD: The purchaser/s of the maisonette will become shareholders of the Management Company which is Woolmer View Residents Association Limited who in turn own The Freehold interest.

The Management Company having extended the original lease to 999 years from 1972.

SITUATION Grayshott affords level and generous shopping facilities well in excess of most local villages with many retailers including the nationally known Co-

operative and Sainsbury's supermarkets. The village boasts a good range of restaurants, a public house, doctors surgery, two dentists, nationally known pottery and post office. A list of many of the local businesses and organisations can be seen at the village web site www.grayshott.com. Grayshott has also won on three occasions, Hampshire Village of the Year. More extensive shopping facilities are available at the nearby towns of Haslemere, Farnham and Guildford. Buses passing through the village serve Farnham, Aldershot, and Haslemere, the latter town with a main line station (4.5 miles) serving Waterloo in approximately 55 minutes and Portsmouth on the South Coast. There are numerous beauty spots within easy reach to include The Devil's Punch Bowl, Ludshott Common and Frensham ponds.

SERVICE CHARGE: £140.00 pcm

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

SPECIAL NOTES:

Peter Leete and Partners and its Clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Peter Leete and Partners has not tested any services, appliances, or facilities. Purchasers must satisfy themselves by inspection or survey. Peter Leete and Partners is a member of The Property Ombudsman scheme and acts in accordance to their code of practice.

