



**Peter Leete
and Partners**

ESTATE + AGENTS

**Parklands, Hazel Grove
Hindhead, Surrey GU26 6BJ**

Parklands, Hazel Grove, Hindhead, Surrey GU26 6BJ



Price: Offers in Excess of: £230,000 Share of Freehold

- EPC Rating – D
- Council Tax: C
- SERVICES: All main services

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 with their code of practice.

DESCRIPTION

Entrance door opens into a wide communal hallway and through to a return staircase giving rise to the first and second floor apartments, number 6 being on the second floor and with views to the rear (east) and the front (West). Private entrance door opens into the hallway with doors to: Living Room with dual aspect "tilt and turn" double glazed windows. Bedroom 1 is a generous size with fitted wardrobes and its own en-suite bathroom with low level wc and wash basin. Bedroom 2, as with 1, has views to the west and sealed unit double glazing. This room also has two sets of storage cupboards and currently used as an office with occasional bed. The kitchen overlooks the west facing gardens and grounds. This affords a base oven with hob, space for fridge freezer, wall hung gas boiler and sink with mixer taps. Additional space and plumbing for washing machine. Wall and base cupboards with worksurfaces. Additionally there is a shower room with 2nd wc and washbasin.

In all the apartment has 638 sq ft plus there is an outside timber shed within the grounds.

EXTERIOR: Parklands is accessed via Hazel Grove just prior to Amesbury school and has a shingled driveway with covered parking area and off road parking. Apartment 6 has one dedicated space. To the rear of the grounds is a communal lawn area backing light woodland.

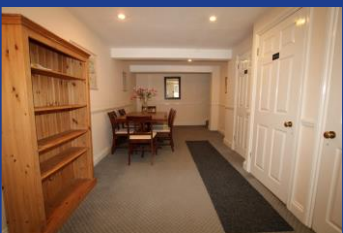
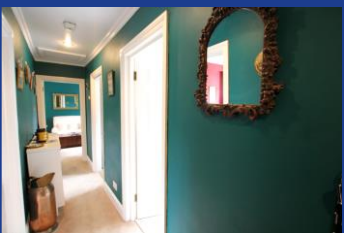
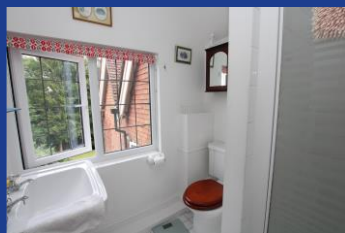
SITUATION

Located in an area of outstanding natural beauty, in an exclusive no through road serving a private school. Parklands is well placed for access through to Haslemere and mainline station (approx 2.5 miles away), as well as being within a couple of minutes of the A3 and the Hindhead Tunnel providing dual carriageway through to the M25 at Junction 10. The main London airports of Gatwick and Heathrow are 51 miles and 42 miles respectively. Likewise the A3 provides access south to The South Downs National Park and Portsmouth on the south coast. Local shopping is well catered for in nearby Grayshott village of Haslemere town itself with many nationally know names and supermarkets. Of particular note locally is the wealth of National Trust land and many acres of heathland ideal for walking or cycling.

PLEASE NOTE A FULL WALK THROUGH VIDEO IS AVAILABLE ON REQUEST to perry@pleete.co.uk

Lease: 20 August 1993 Term : 125 years from 25 March 1993
Service Charge £100 pcm





Parklands

Hazel Grove, Hindhead



Flat 6, Parklands, Hazel Grove, Hindhead

Approximate Gross Internal Area = 59.3 sq m / 638 sq ft

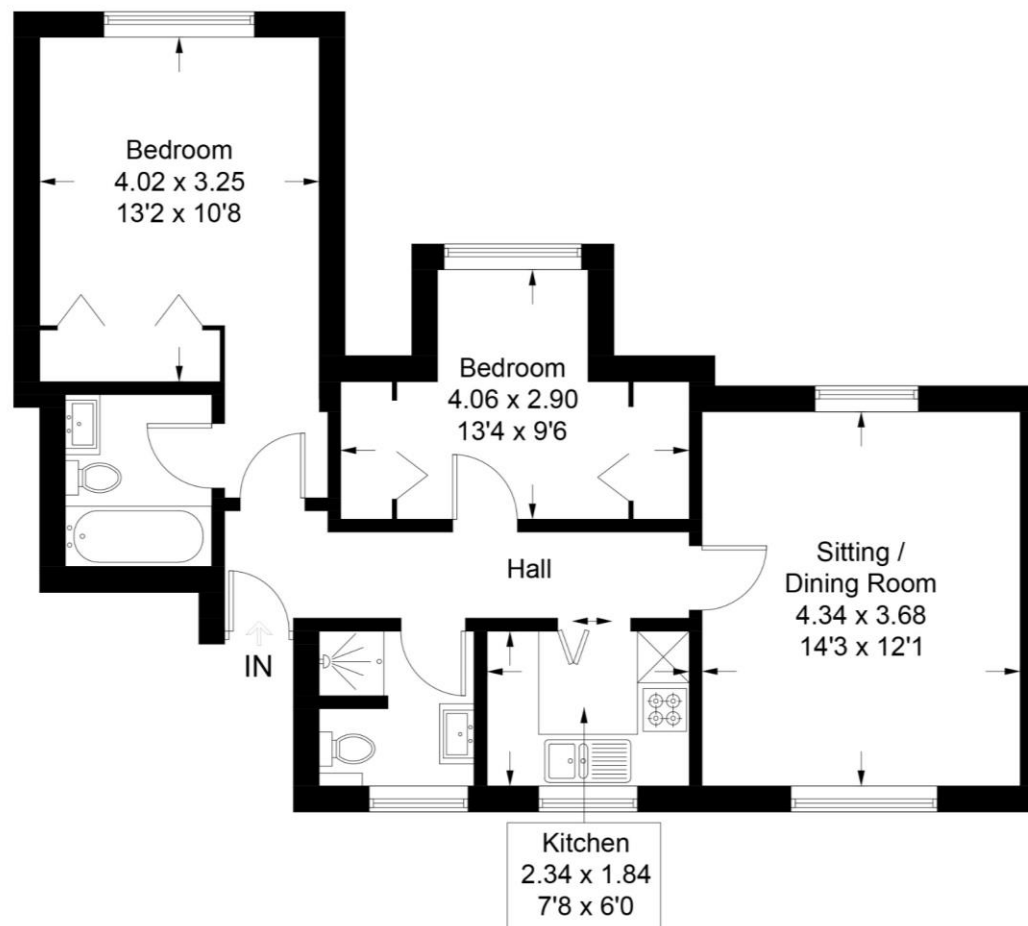


Illustration for identification purposes only, measurements are approximate,



**Peter Leete
and Partners**
ESTATE + AGENTS

The Green, Headley Road, Grayshott,
Hindhead, Surrey GU26 6LG

t: 01428 604480

email@pleete.co.uk
www.pleete.co.uk