

3 The Kings Peace

Crossways Road, Grayshott, GU26 6HS

Peter Leete
and Partners

ESTATE + AGENTS



Delightful first floor 2 bedroom maisonette located above the central archway of this sought after development which is conveniently situated "footsteps" away from shops and village facilities. The accommodation comprises own front door, spacious entrance hall, living room, kitchen, shower room.

Outside there is off road parking.

EPC Rating: C --- Council Tax: D

LEASE The flat is sold leasehold with a recently extended term of 999 years from 1992. The Freehold Company is owned by the individual leaseholders and a service charge of £550.00 per six months is paid in advance to cover the maintenance of the building. A partner of this firm also represents the Freehold Company of The Kings Peace as acting Secretary.

PRICE - £285,000 – Share of Freehold.



3 The Kings Peace, Crossways Road, Grayshott

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.

SITUATION Grayshott affords level and generous shopping facilities well in excess of most local villages with many retailers including Co-operative and Sainsbury's supermarkets. The village boasts a good range of restaurants and cafes, a public house, doctor's surgery, social club and community library, post office, two dentists, opticians and nationally known pottery. A list of many of the local businesses and organisations can be seen at the village web site www.grayshott-pc.gov.uk There are preschools in the village and local area, a village school for both infants and juniors as well many private schools nearby, state schools include Bohunt in Liphook, Woolmer Hill in Haslemere both rated "good" by Ofsted. For the active, the village boasts, a recreation ground, sports pavilion, tennis club, football and cricket clubs, a community Orchard and playgrounds. Amenities within Grayshott have helped it win Hampshire Village of the Year on three occasions as well as numerous other awards. 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.

DESCRIPTION Offered with NO ONWARD CHAIN this delightful first floor maisonette is very conveniently located just "footsteps" away from shops and village amenities. The development being built approximately 35 years ago and affording a well planned development of just seven flats and two freehold houses.

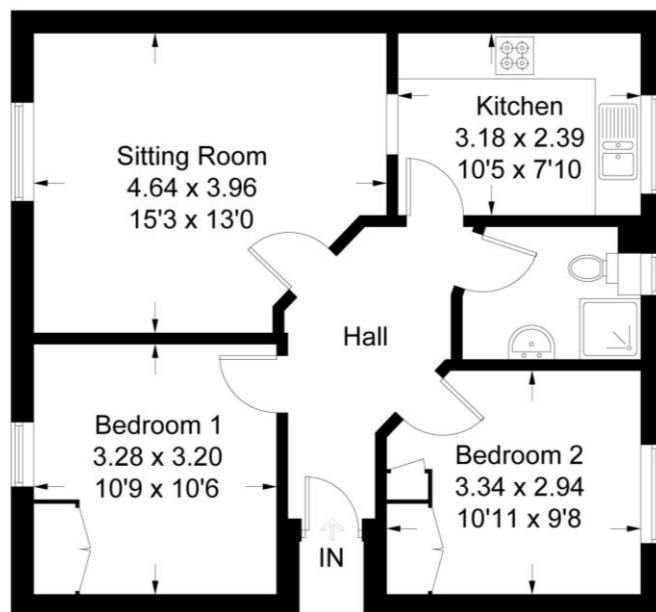
ACCOMMODATION The property has its own private front door to a spacious entrance hall with access to a large boarded loft area. The accommodation comprises 2 bedrooms, shower room, living room and a well fitted kitchen.

OUTSIDE The property has the benefit of off road parking for owners and visitors alike.

LOCAL AUTHORITY East Hampshire District Council.

SERVICES All main services.

Approximate Gross Internal Area = 57.9 sq m / 623 sq ft



First Floor



Peter Leete and Partners
The Green, Headley Road, Grayshott,
Hindhead, Surrey GU26 6LG
email@pleete.co.uk

www.pleete.co.uk
t: 01428 604480

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. P796