



91a Lion Lane

Spacious ground floor apartment with garden, parking and basement.



- ▶ **Spacious Ground Floor Apartment**
- ▶ **Two Bedrooms**
- ▶ **Bathroom**
- ▶ **Basement Room**
- ▶ **Kitchen**
- ▶ **Sitting/ Dining Room**
- ▶ **Close To Lion Green & Wey Hill**
- ▶ **Popular Schools Nearby**
- ▶ **Garden & Outside Store**
- ▶ **Off Street Parking**

A fabulous opportunity in this prime residential location within a short stroll of Lion Green, the mainline station, popular schooling and the amenities of Wey Hill.

Although this great sized ground floor apartment would now benefit from updating it offers a bright and airy feeling that comprises an entrance hall leading to a front aspect bedroom, second bedroom, bathroom, galley kitchen with door to the garden and a rear aspect sitting/ dining room. From the hall stairs lead to a basement used by the current owner as a hobby room and occasional guest bedroom.

Outside to the front of the property is a hardstanding providing parking for one car. The rear garden is mainly laid to lawn with shrub borders and has a shed.

Lease Length: Approximately 125 years from 10th August 1992.

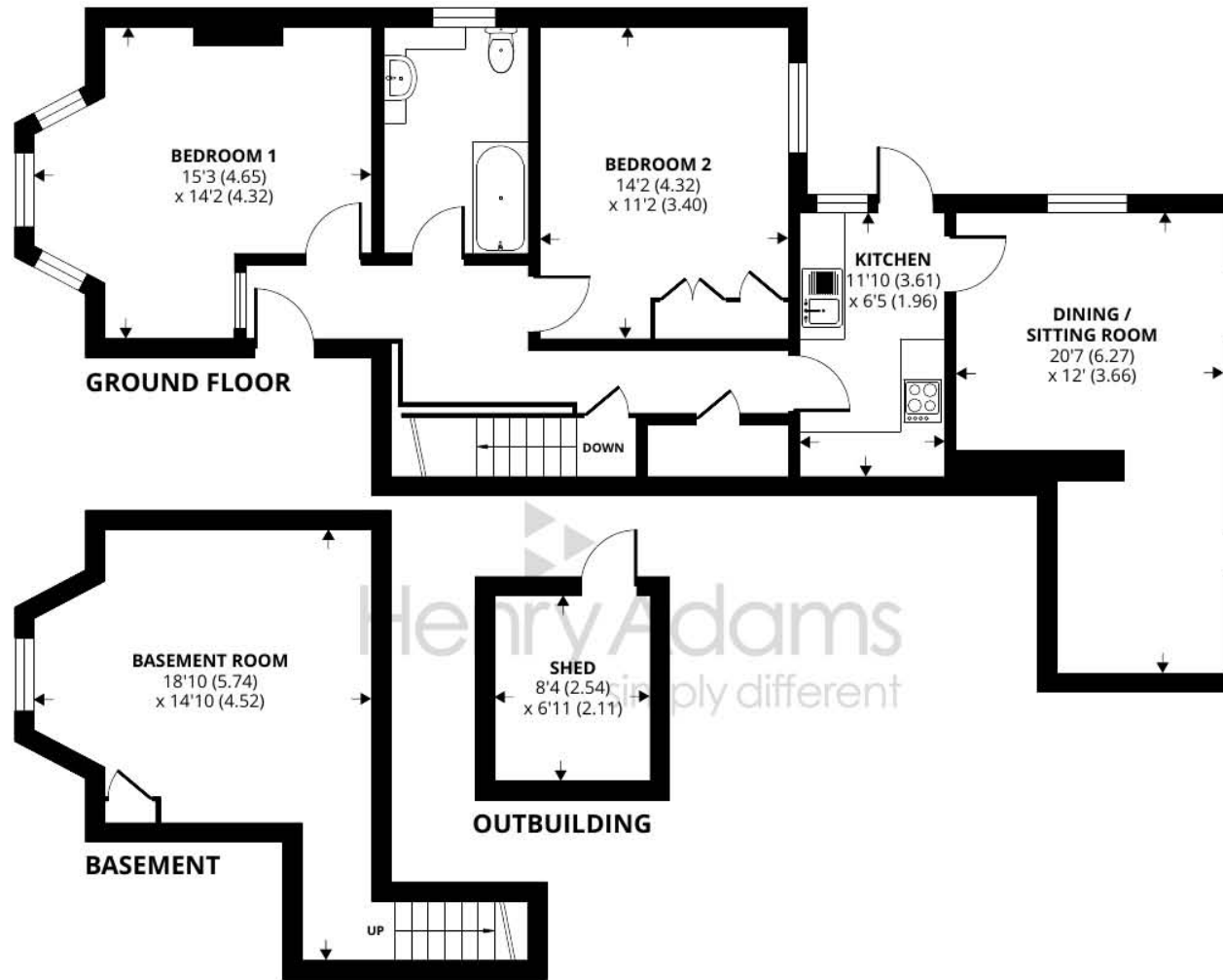
Maintenance Charge: Approximately £32.57 plus £1.50 basic charge, other charges may apply.

Ground Rent: £10.00 per annum

Waverley Borough Council: B

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Lion Lane, Haslemere, GU27

Approximate Area = 1074 sq ft / 99.7 sq m

Outbuilding = 58 sq ft / 5.3 sq m

Total = 1132 sq ft / 105 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checom 2023. Produced for Henry Adams. REF: 1063444

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Conveniently located within easy reach of bustling Wey Hill and amenities including a M&S Food Hall, a very popular artisan coffee shop, award winning ice cream parlour, independent butcher and Lion Green, a delightful open park area with a children's playground. The well regarded Shottermill Primary and Junior Schools are very close by too. Haslemere mainline station is approximately 0.7 miles away and offers a fast service to London Waterloo in around 49 minutes. Haslemere town centre is approximately 1.4 miles and offers a comprehensive range of independent shops, boutiques, restaurants and coffee houses. The A3 at nearby Hindhead provides good road links to London and the south coast. There are excellent schools for all ages and leisure facilities including the Haslemere Leisure Centre. The surrounding area has some stunning countryside, much of which is in the ownership of the National Trust and offers excellent walking and riding opportunities.

Directions

SAT NAV: GU27 1JL

what3words: choppers.slug.oils

