





## 1s Cedar Lodge Lythe Hill Park

A unique ground floor apartment with a private patio and double Garage In Need Of Complete modernisation.



- ▶ **In Need Of Complete Modernisation**
- ▶ **Parking With Double Garage**
- ▶ **Private Patio/Terrace**
- ▶ **Ground Floor Apartment**
- ▶ **1.3 Miles From Haslemere Train Station**
- ▶ **No Chain**
- ▶ **Two En-suite Double Bedrooms**
- ▶ **Utility Room**
- ▶ **Direct Access To Parkland Grounds**
- ▶ **Swimming Pool, Tennis Court, Squash Courts, Pitch & Putt Golf.**

This is a rare opportunity to own a ground floor flat featuring a private patio. 1s Cedar Lodge is accessed via a communal entrance with a new visual entry phone system, leading to a small communal hall with doors to three apartments and a lift to the upper floors.

Upon entering, a central hallway guides you to a dual aspect sitting/dining room. Patio doors open onto a private patio and the communal grounds, offering spectacular views. The kitchen, located just off the sitting/dining room, can potentially be opened up to create a spacious kitchen/dining/living area, as seen in other apartments within the development. An adjacent dining room could expand this open plan space, all subject to management and freeholders approval.

The apartment features two-bedroom suites, with built-in wardrobes and en-suite bathrooms. There is also a utility room that can be converted into a separate cloakroom/utility room. While the apartment needs complete renovation, it provides an exciting opportunity to personalise this luxury space, subject to necessary permissions. The property also includes a double garage with power and electric doors (which may need a new motor).

Lythe Hill Park, developed in the 1980s after the original house was destroyed by fire, boasts over 40 acres of magnificent parkland with a variety of specimen trees and shrubs, offering breath-taking panoramic views. Residents have access to amenities such as a tennis court, swimming pool, squash court, and a pitch and putt golf course. The views to the East are particularly stunning.





## Cedar Lodge, Lythe Hill Park, Haslemere, GU27

Approximate Area = 1139 sq ft / 105.8 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Henry Adams. REF: 1136750

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

The apartment benefits from its own double garage and use of the tennis court, squash court, indoor swimming pool and golf facilities which form part of the Lythe Hill Park estate. Haslemere town centre is just under a mile away with a good range of independent shops and boutiques including Waitrose and a Marks & Spencer Food Hall, restaurants, bars and coffee houses. There are excellent road links to London and the south coast and Haslemere mainline station offers a fast train service to London Waterloo in around 49 minutes.

## Directions

Lease and Charges : Share of Freehold (Lythe Hill Park Properties LTD)

Length of Lease: Originally 999 years from 1st January 2003

Maintenance Charge: Approximately £6000.00 per annum includes water rates and building insurance. Covers communal light and heat as well as maintenance of the 40 acre grounds, squash court, tennis court, swimming pool, pitch and putt and croquet lawn.

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