



Flat 1, The Three Limes, 70 High Street, Haslemere, Surrey
Price Guide £280,000 Leasehold

FLAT 1, THE THREE LIMES 70 HIGH STREET
HASLEMERE SURREY GU27 2LA

Price Guide £280,000

2 Double Bedrooms.	High Street and centrally located.
Characterful and convenient.	14' x 14' Living Room.
No Chain.	Walking distance to Station.
Very close to National Trust land.	Long Lease of 993 years.
Close to shops and restaurants.	Lots of storage.



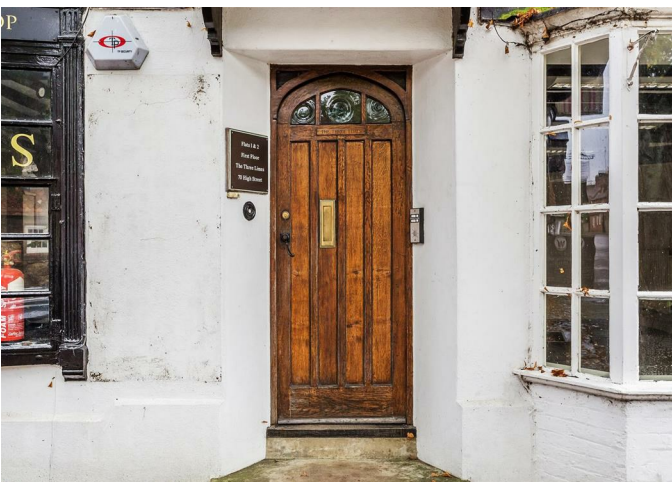
This 2 double Bedroom character Apartment is located in the heart of Haslemere Town Centre, yet only a short walk from National Trust meadows, streams and ancient woodland.

THE PROPERTY

Offered with the benefit of NO ONWARD CHAIN, this spacious property could be an ideal first time or investment purchase.

It has a large living room, the main bedroom has exposed beams and part vaulted ceiling, 2nd double bedroom, a shower room, a fitted kitchen with access onto a small balcony and even a separate cloakroom, located on the landing.

This is a unique and rarely available apartment, close to the mainline station, shops and a wide range of amenities and beautiful countryside.



OUTSIDE

The Apartment has a communal entrance and from here, turn left onto the historic High Street and the expansive National Trust land at nearby Swan Barn with its ancient woodland and walking opportunities. The rear aspect kitchen has a door onto it's balcony

There are parking bays directly outside and further car parks, a moments walk away.

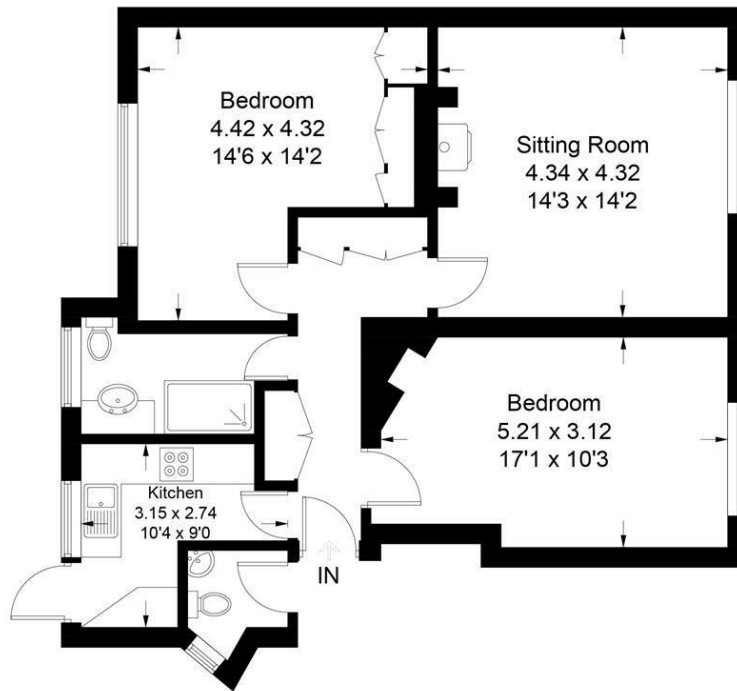
SITUATION

Set towards the northern end of Haslemere High Street, the apartment is within a stone's throw of the town centre shops, amenities and the National Trust owned Swan Barn Farm where lovely walks can be enjoyed through the 70 acres of pastures, orchards and woodland. Haslemere Health Centre and Community Hospital are also within a short walk. The town centre provides a comprehensive range of shops and boutiques including Boots, Lloyds Pharmacy, Space NK and WH Smith, restaurants, public houses and coffee bars, together with Waitrose. Approximately 0.5 miles away is the main line station which offers a fast and frequent service into London Waterloo in under one hour. There is a Tesco supermarket and M & S Food Hall in Weyhill - approximately 1 mile - along with several local shops and Haslemere Library. The Georgian Hotel offers spa facilities as does Lythe Hill Hotel on the outskirts of the town. Haslemere Leisure Centre, The Edge, Woolmer Hill and the Recreation Ground all provide sports and leisure facilities and there are numerous golf courses in the area.

Health Centre - 0.3 miles
Main line station - 0.5 miles
Shops in Weyhill - 1.2miles
A3 access at Hindhead south - 4.2 miles
A3 access at Milford north -7.5 miles
Guildford -14.5 miles
Godalming - 8.6 miles

All distances are approximate

Approximate Gross Internal Area = 75.2 sq m / 809 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID664032)
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LOCAL AUTHORITY
Waverley Borough Council

COUNCIL TAX
Band D

SERVICES
Mains water, electricity and mains drainage.

Ground Rent £15 p/a.
Service Charges £350 p/a.

Lease - 999 years from 1st January 2020

5th June 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CG HASLEMERE OFFICE

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DIRECTIONS

From our office at 72 High Street, proceed south towards the Town Hall and the entrance to the apartment will be found after a very short distance on the left.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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AUCTION ROOMS
T: 01483 223101

