7 Gerardes Lodge Grayswood Road, Haslemere - GU27 2BG

Guide Price **£375,000 - Leasehold**

Henry Adams
estate agents

7 Gerardes Lodge Grayswood Road

Haslemere

- **Purpose Built First Floor Apartment**
- **Dual Aspect Sitting Room**
- **Fitted Kitchen/ Breakfast Room**
- **Utility Room**
- **Two Double Bedrooms**
- **En-Suite Shower Room & Separate Main Bathroom**
- **Communal Lift Service**
- **Secure Gated Development**
- **No Onward Chain**
- **Short Stroll Of Haslemere High Street**

A spacious two bedroom first floor apartment, set within this popular gated development having secure underground parking, conveniently located 0.5 mile from the High Street.

The apartment is being sold with no onward chain and is accessed from an inner communal hall via a lift or the stairs. The apartment provides bright and airy accommodation being located on the south facing side of building. Comprising a dual aspect sitting room overlooking part of the communal garden, a well equipped kitchen/breakfast room overlooks the front garden and both double bedrooms have built-in wardrobes; with bedroom one having an en-suite shower room. Off the hall is a second bathroom and a utility room.

Electrically operated security gates and driveway lead to the visitor parking area and down to the electrically gated underground car park where there the apartment has a numbered parking space and a storage cupboard. The sunny communal gardens are predominantly lawned with mature trees, flower borders and security lighting.

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Services and Lease:

We are advised that the property is Leasehold and the details are:
Lease Length: Believed to be 125 years from 1st January 2004

Maintenance Charge & Ground Rent: Currently circa £3600.00 per annum

Broadband and Mobile services: Visit checker.ofcom.org.uk

Mains: Gas, electric, water, and drainage (as advised by our vendor)

Waverley Borough Council: Tax Band 2026/27: F

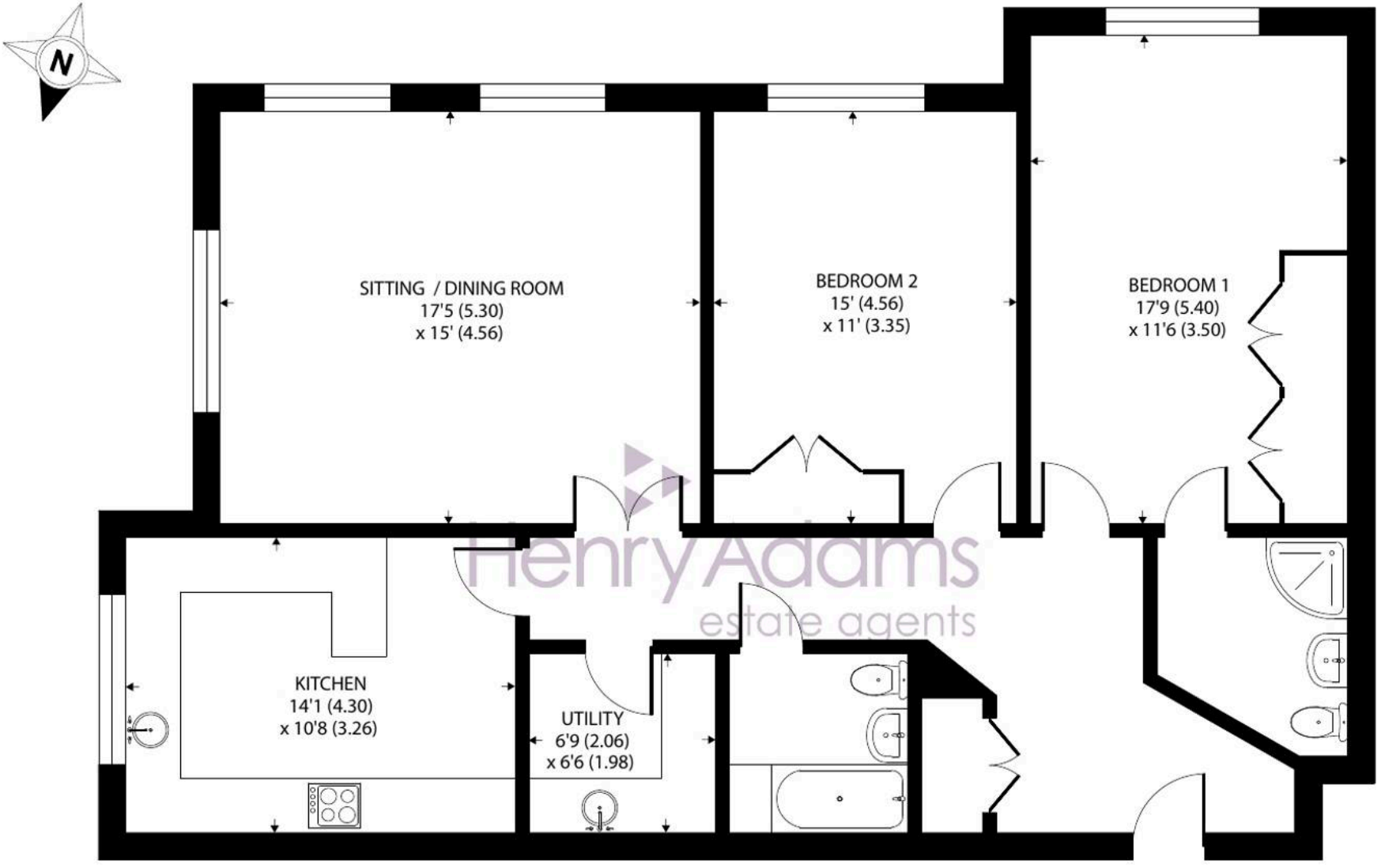
EPC Rating: B

Location:

The property lies a little over half a mile from Haslemere High Street and is approximately a 20-minute walk from the mainline station, which offers a fast and frequent service to London Waterloo in around 49 minutes. Haslemere is a highly regarded and attractive town, known for its excellent range of independent shops and boutiques, restaurants, cafés and popular pubs and bars, including The White Horse, The Swan and Coppa Club, all within easy walking distance.

The surrounding area is rich in outdoor amenities, with extensive National Trust land and Areas of Outstanding Natural Beauty nearby, criss-crossed by scenic footpaths. There are also excellent golf courses in Hindhead and Liphook, along with leisure facilities including Haslemere Leisure Centre.

SIEMENS



FIRST FLOOR

Grayswood Road, Haslemere

Approximate Area = 1131 sq ft / 105 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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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