

1The Grove,
Headley Road, Grayshott,
Hindhead, Surrey GU26 6LE



Peter Leete
and Partners
ESTATE + AGENTS



**A 1 Bedroom first floor apartment in the centre of this
award winning village.**

PRICE £155,000 LEASEHOLD



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. 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:

Communal entrance hall with stairs and lift to first floor hallway and additional door to:-

ACCOMMODATION:

Private entrance hall with storage cupboard.

KITCHEN/LIVING ROOM: 20'9 x 16'11 fitted with a modern range of white fronted wall and base units, westerly facing windows and Juliet style double doors. 1 ½ bowl stainless steel sink with mixer taps and single drainer, wall hung gas fired boiler. Space for table and chairs. Space and plumbing for washing and drying machines, base single oven and hob unit over. Single oven, 4 ring gas hob and extractor fan above.

BEDROOM 1: 10'8 x 10 with westerly facing windows and Juliet style double doors.

FAMILY BATHROOM: comprises a white suite of panelled bath with shower attachment, wash basin and concealed dual flush w.c.

OUTSIDE: private car park.

VIEWINGS: Strictly by appointment with the sole Agents:
 SCR Lettings 01428 607768 or
 Peter Leete and Partners 01428 604480.

EPC: TBC **COUNCIL TAX BAND:** B

LEASE: 125 years from 1/4/2015

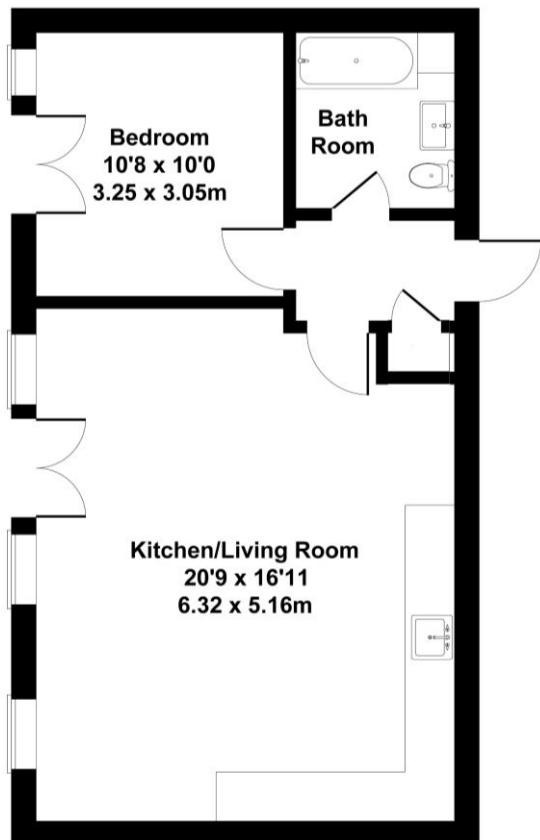
MAINTENANCE: £769.62 last service year

GROUND RENT: £95.00 per annum

NOTES:

Double glazed windows and gas fired central heating.

SPECIAL NOTES: Peter Leete and Partners/SCR Sales and Lettings 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/SCR Sales and Lettings has not tested any services, appliances, or facilities. Purchasers must satisfy themselves by inspection or survey. Both agencies are a member of The Property Ombudsman scheme and both act in accordance with their code of practice.



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