

6 Palliser Court,
Hindhead, Surrey
GU26 6NR

Peter **Leete**
and Partners
ESTATE + AGENTS



A 1 Bedroom first floor apartment with off road
parking space

PRICE £130,000 LEASEHOLD



SITUATION

Beacon Hill affords a shopping parade close by for day to day requirements with more comprehensive facilities in the nearby village of Grayshott and Town of Haslemere with the benefit of a main line rail station to Waterloo in approximately 45 minutes and Portsmouth on the South Coast. The immediate area is well known for its National Trust land at the Devil's Punch Bowl, Highcombe Edge and The Golden Valley. The area is surrounded with other local beauty spots to include Ludshott Common, Waggoners Wells and Frensham Ponds. Golf is readily available at Hindhead, and there is also sailing at Frensham Great Pond. The A3 London to Portsmouth Road is nearby providing dual carriageway access to the capitol and the main airports of Gatwick and Heathrow are approximately 49 miles and 40 miles respectively with access onto the M25 at Junction 10 (22 miles).

DESCRIPTION:

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

ACCOMMODATION:

Private entrance hall with cupboard.

KITCHEN: With base and wall units the former with an inset stainless steel sink unit. Space and plumbing for washing machine with additional space for tumble dryer. Electric oven with built in electric hob. Window to front aspect.

LIVING ROOM: Dual aspect to front and side.

BEDROOM 1: Front aspect.

FAMILY BATHROOM: Comprises a white suite of panelled bath with shower attachment, wash basin and low level wc.

OUTSIDE: private car park with 1 designated space small lawned garden.

VIEWINGS: Strictly by appointment with the sole agents: Peter Leete and Partners 01428 604480.

EPC: C

COUNCIL TAX BAND: B

LEASE: Approx 67 years remaining. Term: 99 years from 29th September 1994 **SUBJECT TO A LEASE EXTENSION AGREEMENT**

MAINTENANCE: £50 pcm

GROUND RENT: to be confirmed.

NOTES:

electric central heating. Mains water and drainage.

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Approx. 35.2 sq. metres (379.2 sq. feet)

