16 Cedar Court, Haslemere - GU27 2BA

Guide Price **£184,995 - Leasehold (999 years from 1968)**

A well presented two bedroom apartment with a garage, set in attractive tree lined grounds within this super convenient position for Haslemere mainline station and town centre.

- Modern Purpose Built Apartment
- Ideal Commuter Location
- Spacious Sitting/Dining Room With Juliet Balcony
- Good sized Kitchen
- Two Double Bedrooms With Fitted Wardrobes
- Bathroom With Shower Over The Bath
- Garage & Separate Store
- Hallway With Storage Cupboards
- Walking Distance To Haslemere Town Centre
- No Onward Chain

A well presented two bedroom apartment with a garage, set in attractive tree lined grounds within this super convenient position for Haslemere mainline station and town centre. The property comprises a good sized entrance hallway giving access to two double bedrooms, a bright and spacious sitting/ dining room with Juliet balcony, fitted kitchen and bathroom.

Outside there are communal grounds and a garage.

Location & Directions

Situated in a highly convenient location for Haslemere station and the town centre. Haslemere is an attractive town with a good range of restaurants, coffee houses, independent shops and boutiques including Waitrose and a M&S Food Hall. There are excellent schools locally, both state and private for all ages. There are good road links to London and the south coast and the mainline station offers a fast train service to London Waterloo in around 49 minutes. There are excellent leisure facilities including the Haslemere Leisure Centre which is close by. Stunning areas of both National Trust and Areas of Outstanding Natural Beauty can be found locally for walking enthusiasts to enjoy.

SatNAV: GU27 2BA

What3Words/// insect.gosh.tradition

Services & Lease Notes

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

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

We are advised by our vendors that the property is leasehold and the details are:

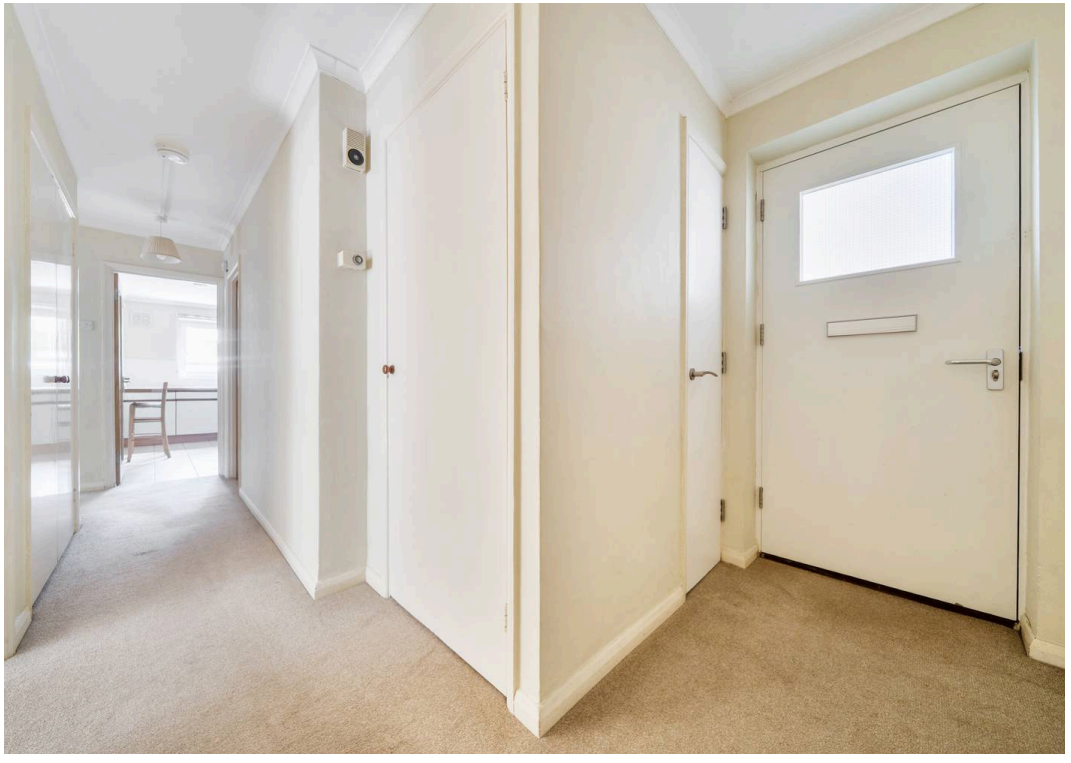
Lease Length: 999 years from 1968

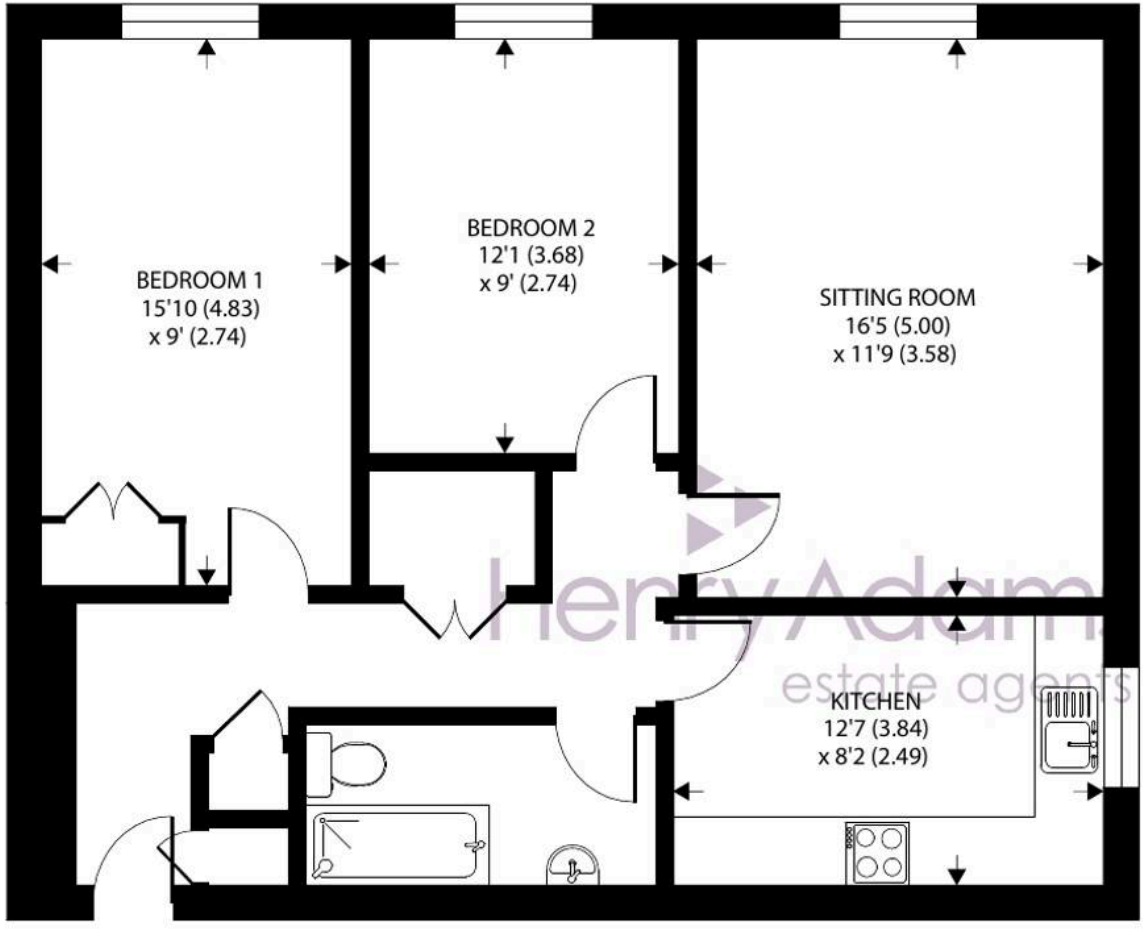
Maintenance Charge & Ground Rent: Approximately £2,100.00 per annum

Waverley Borough Council: Band C (£2084.76) 2025/26

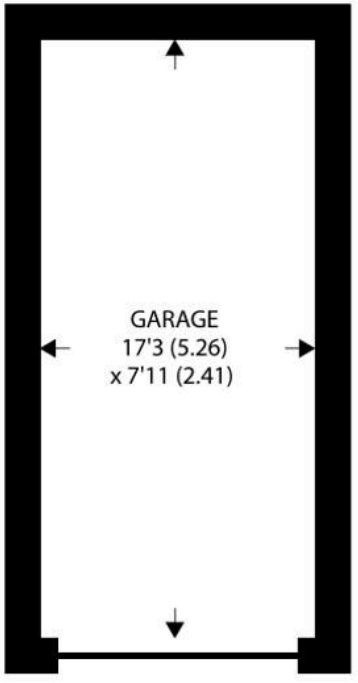
EPC RATING: D

NB: A management plan is in place for Japanese knotweed, within the parking area since circa 2021. Copy of certificate is available from the managing agent. *We are also advised the roof is currently being replaced and there could be a one-off top-up in the maintenance charge for this*





SECOND FLOOR



GARAGE

Cedar Court, Haslemere

Approximate Area = 746 sq ft / 69.3 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 883 sq ft / 82 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 2025.
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Henry Adams - Haslemere

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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