



Flat 19, Heatherbank, Tower Road, Hindhead, Surrey, GU26 6SW

Starting Bids £95,000 - Tenure: Leasehold (91 Years Remaining) - EPC Rating: E

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £95,000.

A conversion studio located within one of Hindheads most identifiable Grade II listed former country homes.

- Period Studio Apartment
- Impressive Grade II Listed Building
- Grand Communal Hallway
- Kitchenette
- Living Space
- Bathroom
- Bedroom Area
- Resident Parking
- Ideal First Time Buyer Or Investment Purchase
- National Trust Land Nearby

Nestled in the charming village of Hindhead, this studio apartment is set within a beautifully converted manor house, offering a perfect blend of period character and modern living. With expansive, picturesque communal grounds surrounding the property. The apartment itself is light and airy, with well-appointed living space, kitchenette, bathroom and bedroom area. Additional benefits include ample residents' parking.

Lease Information

Lease: 125 years from 16th October 1991 (Approx. 91 years remaining)

Service charge: Circa £840.00 per annum (Heatherbank Management Company)

Ground Rent: Circa £225.00 per annum (E&J Estates)

Additional Charges: £100.00 a month roof contingency.

Services

Broadband and Mobile services: Visit [checker.ofcom.org.uk](https://www.checker.ofcom.org.uk)

Mains: Electric, water, and drainage as advised by our vendor.

Waverley Borough Council Tax Band: B (£1910.25)

EPC Rating: E

Location

SATNAV: GU26 6SW

What3Words ///goats.nightfall.starts

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Flat 19

Heatherbank, Hindhead

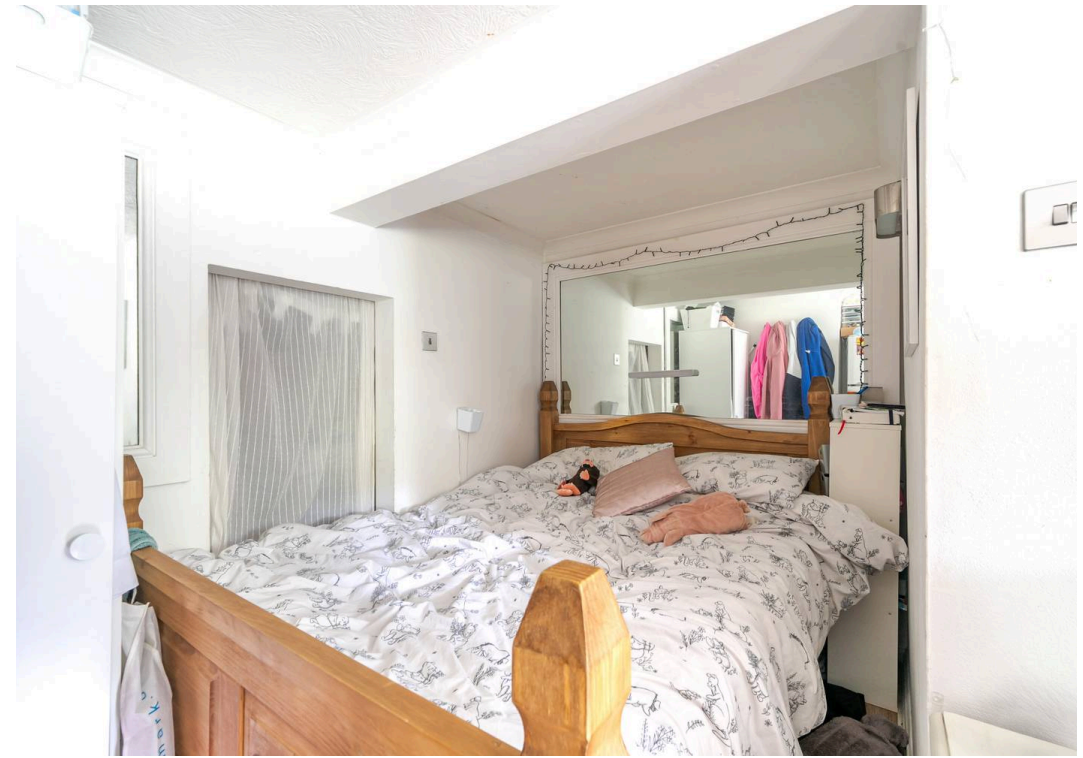
Auctioneers Additional Comments

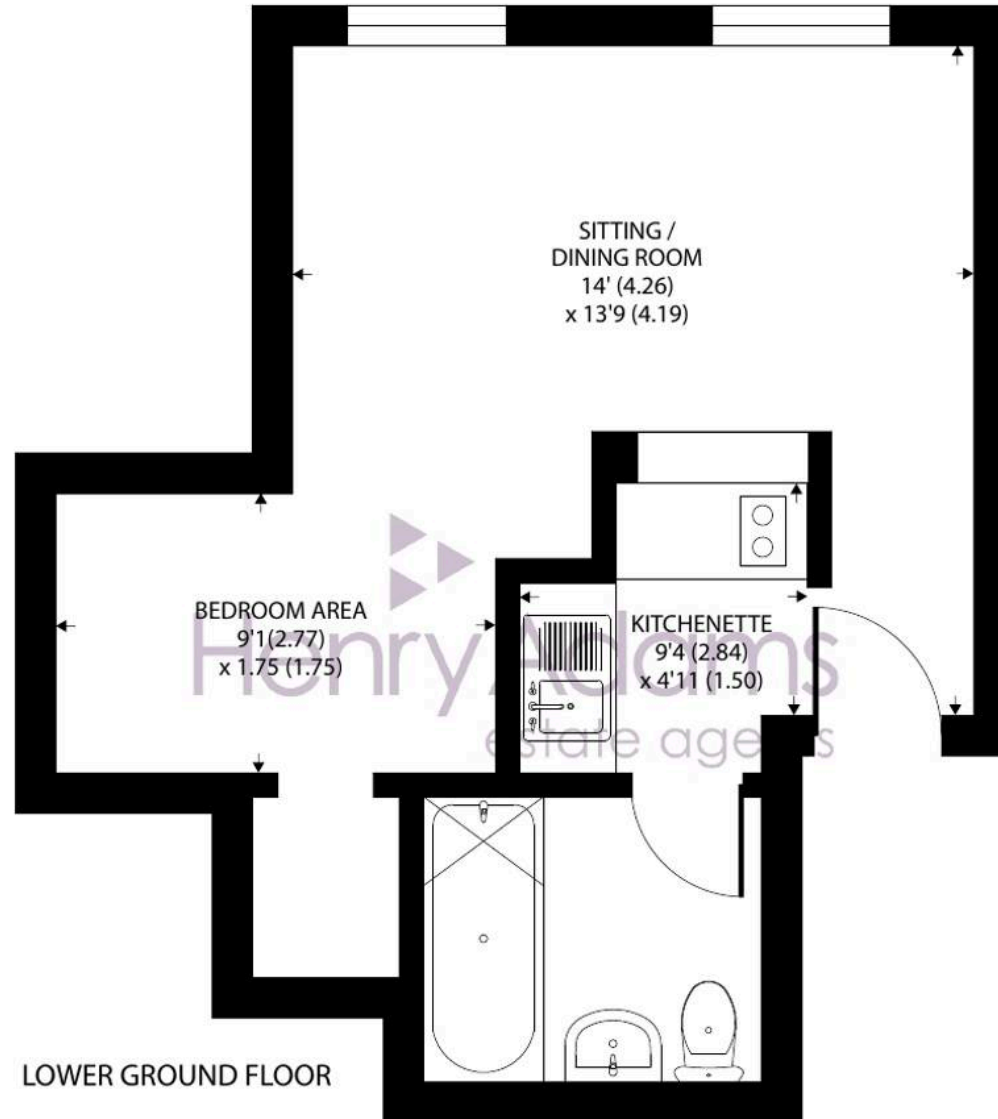
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A nonrefundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Follow us on Instagram @haslemerepropertyclub







LOWER GROUND FLOOR

Tower Road, Hindhead

Approximate Area = 290 sq ft / 26.9 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). © ntechcom 2025. Produced for Henry Adams. REF: 1371535



Henry Adams - Haslemere

Henry Adams LLP, Georgian Court, High Street, Haslemere - GU27 2LA

01428 644002

haslemere@henryadams.co.uk

www.henryadams.co.uk/

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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.