





Flat 11, Haccombe House, Haccombe

£50,000 Leasehold

Spacious Lounge/Diner • Resident & Visitor Parking • Grade II Listed Ground Floor Apartment • Bathroom with Separate Shower Cabinet • Kitchen/Breakfast Room • Communal Garden,Garden • Lovely Communal Grounds • Video Walk-Through Available • Superb Rural Location • 2 Bedrooms (one open mezzanine level) • EPC: Exempt















Set within the beautiful lush green valley of Haccombe sits Haccombe House; a large Grade 2 listed Georgian Manor house divided into 27 individual apartments in the 1980s with mature and well-kept gardens for residents' use.

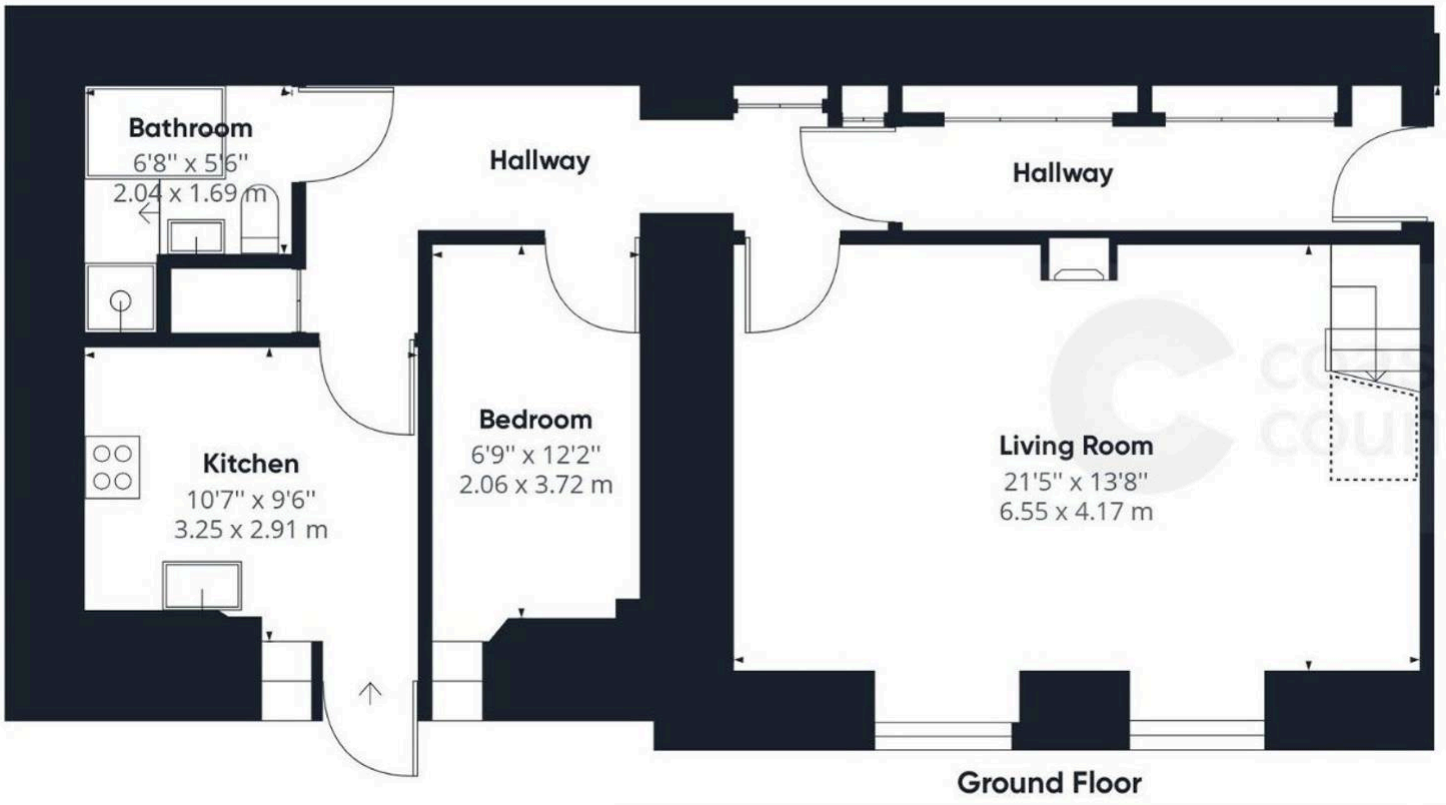
Accommodation - Stepping inside, this particular apartment features a recently installed energy-efficient hot water system, is located on the ground floor and is accessed through its large period style front door from the grand main reception hallway into its own private hallway. Once inside the self-contained apartment has both entrance and inner hallways with a selection of fitted storage cupboards. The impressive living room has two tall windows overlooking the communal grounds at the front and a decorative fireplace surround.

Steps then lead up to the main bedroom which is presented on an open mezzanine level above the lounge, and has one wall finished with fitted wardrobes. There is a second bedroom off the hallway. The kitchen has a selection of fitted cupboards and roll top worksurfaces as well as a door to the outside. Completing the picture is a well-appointed bathroom with 4-piece suite including a bath and separate shower cabinet.

Gardens
Beautiful communal gardens mainly laid to lawn with picnic area. The apartment also has use of a small, paved patio area outside the kitchen.

Parking
The property has an allocated parking space in front of the main house. The development also has guest parking at the end of the communal lawn which again is to the front of the building.

Agent's Notes
Council Tax: Currently Band B
Tenure: Leasehold Lease: 999 years from 1982
Ground Rent: Currently £50 per annum
Service Charge: Currently approximately £230pcm
Review Period: Annually
There are some quite large future expenditures planned which will mean substantially higher maintenance charges. These figures are unquantifiable. The managing agents, FirstPort, may be able to supply current information as this is an ongoing situation.
Mains water. Private drainage. Mains electricity.
This property is Grade II Listed.
No pets allowed.



Ground Floor

Approximate total area

904.17 ft²

84 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 1

Disclaimer: Any information provided is purely a guide and is noncontractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances, we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance. To ensure compliance with HMRC's Anti Money Laundering and Source of Funds regulation, we use Smart Compliance. Purchasers and those providing funds towards a purchase are required to complete this compliance process, for which there is a £75.00 charge.