

5 Brambledown,
Hindhead, Surrey GU26 6SP

Peter Leete
and Partners
ESTATE + AGENTS



1 BEDROOM GROUND FLOOR MAISONETTE

PRICE: £200,000 LEASEHOLD WITH SHARE OF FREEHOLD

NO ONWARD CHAIN



SITUATION

Hindhead lies adjacent Grayshott Village. Within a short walk of the property are the local shops within Hindhead and access onto Hindhead Common, The Devil's Punch Bowl, Highcombe Edge and The Golden Valley all protected areas under the ownership of the National Trust.

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.

Nearby Grayshott affords a range of independent shops and nationally known retailers to include a Co-Operative and Sainsburys supermarkets. The mainline railway station at Haslemere (4 miles) affords direct access into London Waterloo in approximately 45 minutes.

The A3 London to Portsmouth Road is also close by providing dual carriageway access to London and Portsmouth on the south coast. 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 – Brambledown is a character property based in Tower Road, Hindhead. Flat 5 is a 'one-off' maisonette which is attached to the main house with it's own private front door, parking space and a separate garage. The accommodation comprises of a living room, with feature bay window with spectacular views to the rear garden. It has a modern shower room with low level WC and wash basin. Double bedroom to the front aspect with wardrobe and storage cupboard plus dual aspect to the front and side footpath. Kitchen with feature arched window to the rear aspect plus wall and base units. Space and plumbing for washing machine and fridge. Sink, electric hob and base fitted oven. Gas Central Heating, Double glazing windows and a new front door replaced throughout the property in 2016 and a new roof that has just been completed.

SERVICES: All main services, gas fired central heating via Worcester boiler.

SPECIAL NOTES: Peter Leete and Partners 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 has not tested any services, appliances, or facilities. Purchasers must satisfy themselves by inspection or survey. Peter Leete and Partners is a member of The Property Ombudsman scheme and acts in accordance to their code of practice.

LEASE: 999 years from 30th March 2016.

Note Share of Freehold with the incoming purchaser becoming a shareholder of the Management Company.

SERVICE CHARGE: £151.64 pcm. To include buildings Insurance, window cleaning and gardening.

GROUND RENT: N/A

EPC Rating: E

Council Tax: B

Approximate Gross Internal Area
452 sq ft - 42 sq m

