

Flat 4 Exchange House,
Hindhead Road, Hindhead,
Surrey GU26 6AA



Peter **Leete**
and Partners

ESTATE + AGENTS

Flat 4 Exchange House, Hindhead Road, Hindhead, Surrey GU26 6AA

Price: £180,000 Leasehold

LOCAL AUTHORITY:
Waverley Borough Council.

SERVICES: All main services. Gas Fired central heating. Sealed unit double glazing

Exchange House is close to the 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. Immediate day to day shopping needs are located nearby within Hindhead and the adjacent villages of Beacon Hill and Grayshott. More comprehensive shopping can be found in Haslemere town with the benefit of a main line rail station to Waterloo in approximately 45 minutes and Portsmouth on the South Coast. Buses passing through Hindhead serve, Haslemere, Grayshott, Farnham and Aldershot with onward connections to major towns such as Guildford and Godalming. The A3 London to Portsmouth road is nearby providing dual carriageway access to London 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: A one bedroom first floor apartment created from a well designed conversion of this landmark building in Hindhead believed to date back to the late 1800's being the old Telegraph Office and Exchange. A ground floor entrance to the rear of the building leads into the communal hallway with stairs rising to the first-floor landing. A private front door opens into an inner hallway with cloaks facilities.

A door leads to the impressive open-plan reception/kitchen room, featuring a bay window with window seat overlooking Hindhead Road and enjoying a pleasant westerly aspect. The kitchen area is fitted with white fronted wall and base units complemented by a black worktop incorporating a stainless steel one-and-a-half bowl sink with mixer tap and subway-style tiled splashbacks. There is a fitted stainless steel oven with four-ring electric hob set into the worktop, extractor hood above, integrated fridge/freezer and space and plumbing for a washing machine. The room further benefits from attractive wooden flooring throughout.

The bedroom is well proportioned with a rear aspect and leads through to the bathroom, which is fitted with a modern panelled bath with shower over, pedestal wash hand basin and low-level WC with concealed cistern. A cupboard houses the gas-fired boiler.

Council Tax Band: B EPC Rating: C

Lease: Term 125 years from 25/12/2015

Service Charge: £1020.00

Ground Rent: NIL

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 with their code of practice.





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