



FLAT 9, THE GROVE

GRAYSHOTT • HINDHEAD

Flat 9 The Grove, Headley Road, Grayshott, GU26 6LE

*Attractive and well cared for first floor apartment in the very centre of Grayshott village. Off road parking to the rear with communal entrance hall, stairs and lift.
Offered with no onward chain.*

Situated in the very heart of Grayshott village, walking distance of all shops and amenities. From the Headley Road go around the side of the building where parking is available. There is one allocated space plus space in the bicycle stands by the front door.

There is a large communal entrance hall with access for guests via a secure entry phone system. There are both stairs and a lift to the 1st floor.

A private front door opens into a welcoming hallway with large storage cupboard.

The living room is a generous reception space with patio doors opening onto a balcony,

and easily definable lounge and dining areas. This is open plan to a modern fitted kitchen with an excellent run of built in drawers and cupboards complete with integrated oven and hob.

There is a generous double bedroom with built in wardrobe and a modern bathroom.

Double glazed with gas central heating throughout.

Benefit of a long lease; 125 year lease issued 01/04/2015 (116 years remaining). Ground rent of £95 Per Annum. Annual Service charge of £682 currently.

Available with no onward chain.



KEY INFORMATION

No Onward Chain
Allocated parking
Balcony
Heart of the village
Lift facility

ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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LOCATION

The Grove is a landmark building in the centre of Grayshott Village and puts you right in the centre of village life. On the ground floor of the building you can find a Sainsburys Local and an independent Chemist/Pharmacy. All other shops and services are within an easy walk including numerous restaurants and the village pub, The Fox and Pelican. Grayshott itself is a thriving, award winning village situated on the Surrey/Hampshire border, surrounded by National Trust woodlands, offering a wealth of individual shops and services which include; Post Office, village pub, social club, restaurants, cafes & takeaways, 2 small supermarkets, butcher, greengrocer, ironmonger, chemist, doctors, dentists, sports field with pavilion and tennis club. The village school incorporates both infants and juniors, whilst there are a large number of private schools and preschools. The larger towns of Haslemere and Farnham are within 5 miles and 10 miles respectively, offering high street shopping and main line rail connections to London in less than an hour. Access to the A3 is easy, with motorway style connections to London, the South coast and both principal Airports.

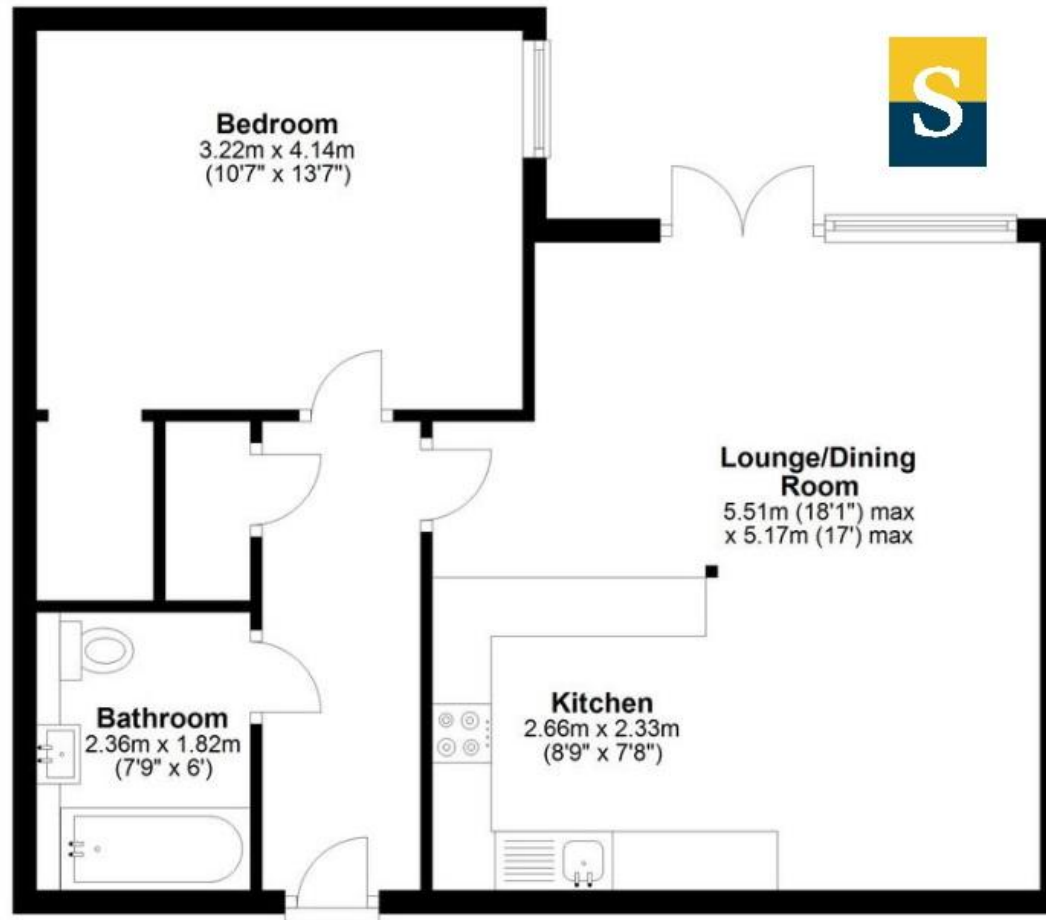
Tenure: Leasehold

EPC Rating: B

Council Tax Band: B (Correct at time of publication and is subject to change following a council revaluation after a sale)

Services: The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

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



Total area: approx. 54.5 sq. metres (586.8 sq. feet)

Whilst every effort is made to ensure the accuracy of this floor plan. Measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given.

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