

36 THE MOORINGS

HINDHEAD • SURREY

36 The Moorings, Hindhead, Surrey, GU26 6SD

Contemporary ground floor one bedroom apartment, with views over communal gardens, in a highly regarded development on the fringe of Grayshott and Hindhead.

This popular development is well positioned to benefit from the facilities of both Grayshott and Hindhead and sits in the middle of "The Moorings" horseshoe, with a long driveway offering privacy from the other residencies. The apartments sit centrally within the grounds, which approach approximately half an acre, with visitor parking to the front, and residents garaging to one side. The communal gardens which sit predominantly to the rear, but sweep around the other side too have been carefully landscaped and are very well maintained. The hallways and stairways are well kept and clean in this two storey development of only 16 apartments.

36 The Moorings is a modern, well presented ground floor one bedroom apartment, approached via a covered hallway to a private front door.

The front door opens into a hallway with wc and storage cupboard, beyond this you enter a generous living room with plenty of space for lounge and dining furniture with a large window overlooking communal grounds, off to one side is a modern fitted kitchen with integrated oven, hob and dishwasher with space for an undercounter fridge and freezer or washing machine.

To the other side of the living room is a large double bedroom with built in wardrobe and en suite bathroom.

Visitor parking is available. Residents benefit from a single garage in a block within the grounds.

Maintenance/service charge of £110 per calendar month. No ground rent

Balance of a 999 year lease (dating from 4 August 1999) in addition to a share of the freehold.



KEY INFORMATION

Surrounding communal gardens
Garage and visitor parking
Balance of a 999 year lease
Offered with no onward chain

Please note: the photo's used show the vendors furniture, taken in 2024. The property is currently tenanted.

ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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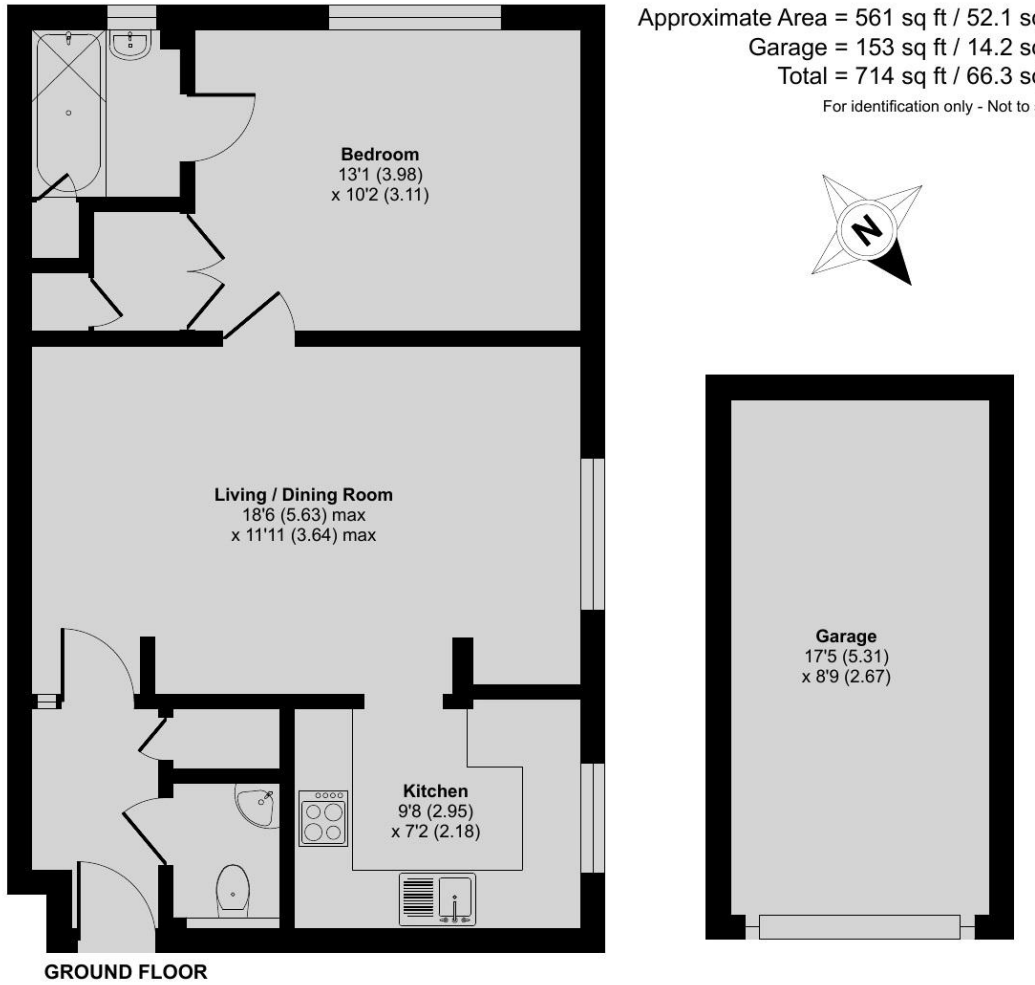
LOCATION

The Moorings is a highly regarded development in Hindhead, with a mixture of substantial detached houses, bungalows and flats. The flats are positioned in a tucked away position enjoying a high degree of privacy within generous communal gardens.

Situated on the cusp of Hindhead and Grayshott, enjoying the best of both villages. Grayshott offers a wealth of individual shops and services which include a Post Office, several different restaurants, cafes and takeaways, two small supermarkets, traditional butcher, greengrocer, ironmonger, chemist, doctors, dentists, opticians, hair salons, and boutiques. A sports field with pavilion and tennis club. The village school incorporates both infants and juniors, whilst there are a large number of private schools. Bohunt Secondary School has received national recognition and numerous awards. Hindhead has a smaller selection of shops, including a post office and fuel station forecourt, but is situated within a wealth of Nation Trust heath and woodland including The Devils Punchbowl, The Golden Valley and Hindhead Common. The towns of Farnham, Haslemere and Petersfield offer high street shopping and main line rail connections to London. Access to the A3 is easy offering connections to London, the South coast and both principal Airports.

Tenure: Leasehold **EPC Rating:** D **Council Tax Band:** C (Correct at time of publication and is subject to change following a council revaluation after a sale)

Services: The property has mains water, electricity and mains drainage. Modern electric heating in place **Broadband and Mobile services:** Visit checker.ofcom.org.uk



Approximate Area = 561 sq ft / 52.1 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 714 sq ft / 66.3 sq m
For identification only - Not to scale

GROUND FLOOR







Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Seymours Estate Agents. REF: 1184413

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