



FLAT 3, PARKLANDS

HINDHEAD • SURREY

Flat 3 Parklands, Hazel Grove, Hindhead, Surrey, GU26 6BJ

One of only 8 apartments in a character home converted in 1993 in spacious communal grounds and woodland.

Situated on a highly desired no through road nestled amongst substantial detached homes.

Allocated parking and visitor parking. No Onward Chain.

- Approached through an attractive stone and brick walled entrance with gravel driveway leading to both visitor parking and an open-fronted car port for residents (one allocated space)
- Secure entry phone systems allows access into a wide communal hallway with staircase to the end
- A private front door on the 1st floor opens to a hallway linking all rooms
- Large double aspect living room with access into a modern fitted kitchen
- Master bedroom with en suite bathroom
- 2nd double bedroom with built in wardrobe
- Modern family shower room
- The communal gardens are a fine feature and include a large level area of lawn (previously the tennis court to the country house), which drop away into woodland, providing superb woodland views from the lawn
- Each apartment has a timber garden shed in a discreet area to the side of the gardens
- The mature entrance to the property and the generous gardens to the rear ensure a real feeling of privacy once at the property; the perfect blend of rural living whilst being only a few minutes drive from the A3, Grayshott village facilities and National Trust walks at The Devils Punchbowl, Waggoners Wells or Bramshott Common
- Offered with no onward chain
- Balance of a 125 year lease issued in 1993, plus a share of the freehold
- Service charge of approx. £2,000 per annum. No ground rent.



KEY INFORMATION

Two bedroom

2 Bath/shower rooms

Generous room sizes

Double glazed throughout the flat

No Onward Chain

Balance of a 125 year lease issued in 1993, plus a share of the freehold

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

Hindhead is a small historic village on the edge of the South Downs, situated between the larger towns of Farnham and Haslemere both having good high street shopping and main line rail connections to London, Haslemere being the closest. Access to the A3 is easy, with motorway style connections to London, the South Coast and both principal airports. Hindhead benefits from many acres of protected countryside, owned by the National Trust, the Devil's Punchbowl (being one) which is a designated area of outstanding natural beauty.

Close by, there are several Golf Courses, including Hindhead Golf Course which was founded in 1904 by Sir Arthur Conan Doyle

The well established and highly regarded private school Amesbury is within walking distance, while Grayshott Village centre is within a 20 minute walk which offers 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.

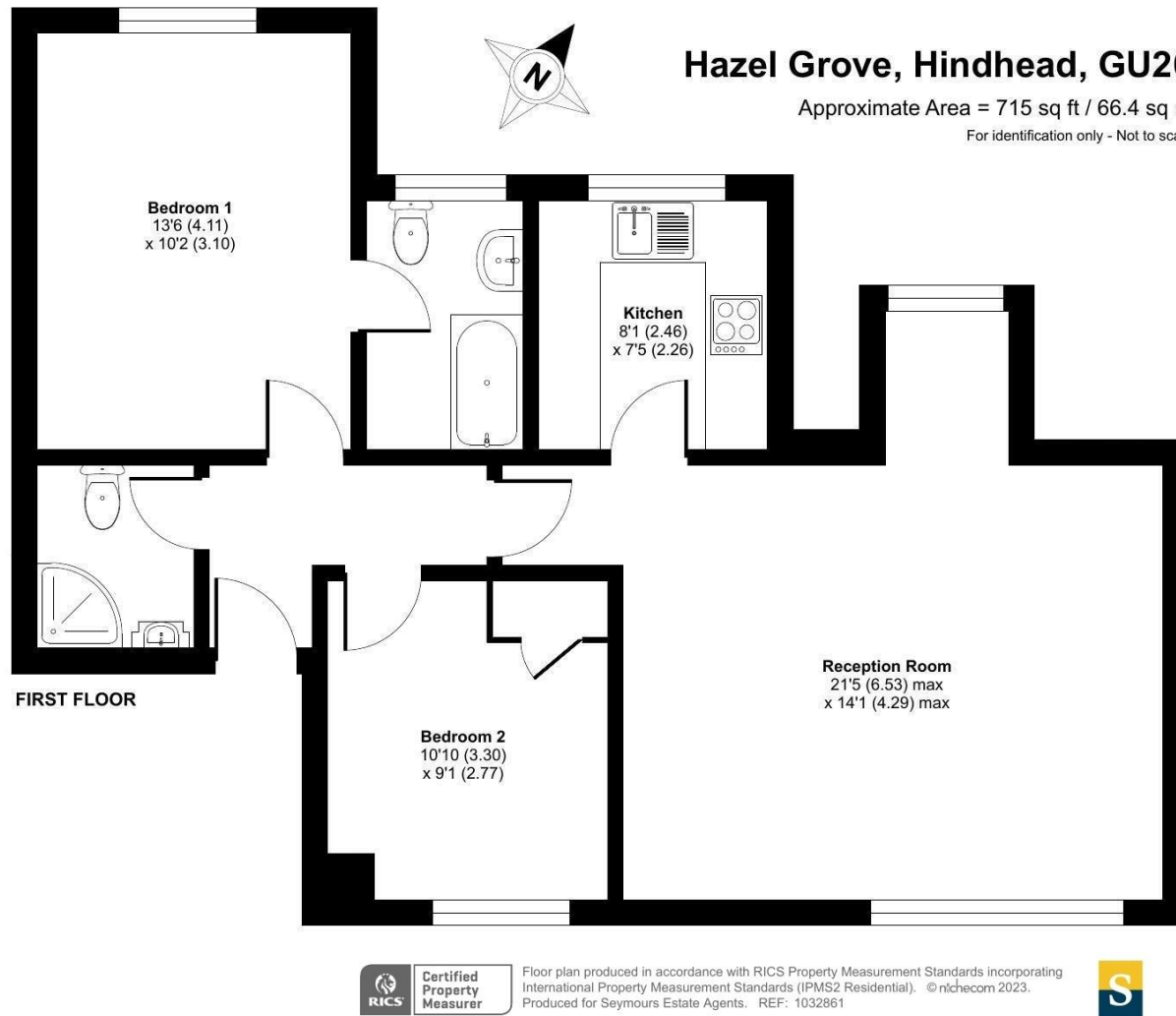
Tenure: Leasehold

EPC Rating: D

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

Services: Mains electricity, gas and water. Private drainage.

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



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