

FLAT 1, OAKLEA HOUSE

GRAYSHOTT • HINDHEAD

FLAT 1, OAKLEA HOUSE, HEADLEY ROAD, GRAYSHOTT, HINDHEAD, HAMPSHIRE, GU26 6LG

Spacious well presented ground floor two bedroom apartment in the heart of Grayshott village with parking to the rear. Offered with no onward chain.

- This modern flat enjoys a central village position, being only a 30 second walk from Headley Road shops and services
- Recently re-decorated and re-carpeted throughout and presented in "ready to move into" condition
- Small development of only five apartments
- Communal entrance with security entry phone system
- Private front door opening into spacious entrance hall
- Sunny living room with large south facing window and space for both lounge and dining furniture
- Fitted kitchen with a good range of cupboard and drawer storage with space for oven and further white goods
- Fully tiled family bathroom
- Two double bedrooms; both with built in wardrobes and enjoying a quiet position to the rear of Oaklea House
- Ideal first home, investment or someone looking to downsize into the centre of the village
- No onward chain
- Lease length: Balance of a 999 year lease issued in 2008
- No ground rent - each flat owner owns a 1/5th share of, and is a director of, Oaklea House (Management) Ltd which owns the freehold
- Service charge: £60 pcm



KEY INFORMATION

Village centre
Two bedroom
Ground floor
Village Centre
Private parking to the rear
Benefit of a long lease and low service charges
Offered with vacant possession and no onward chain

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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sales@seymours-grayshott.co.uk







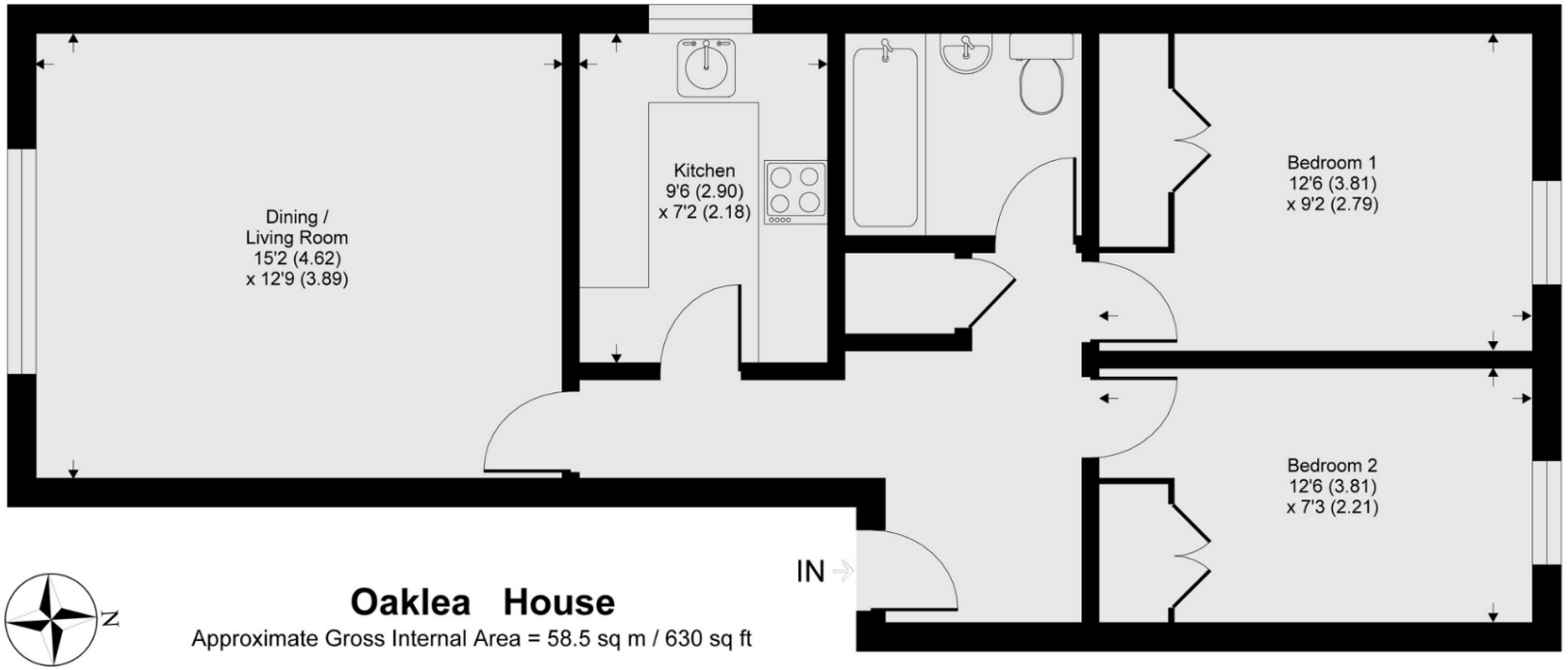


LOCATION

Set within the very heart of the village. Headley Road is home to the main parade of shops and services in Grayshott village and this home is within walking distance of all shops and amenities.
Grayshott 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:** C **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



Oaklea House

Approximate Gross Internal Area = 58.5 sq m / 630 sq ft

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