



31 THE MOORINGS

HINDHEAD • SURREY

31 The Moorings, Hindhead, Surrey, GU26 6SD

*Contemporarily styled ground floor one bedroom apartment
in a highly regarded development on the fringe of Grayshott
and Hindhead. Garage in a block plus visitor parking.*

Offered with no onward chain.

- A modern, well-presented ground floor one bedroom apartment, approached via a covered hallway to a private front door
- Entrance hall with modern WC and coats cupboard
- Spacious living room, with hard wearing wooden flooring, semi open plan to the kitchen; with a breakfast bar linking the dining area and kitchen
- Modern fitted kitchen with a good range of drawer and cupboard storage, capped by attractive wood worktops with space for white goods
- Double bedroom with built in wardrobe and contemporary fully tiled en suite shower room
- Visitor parking is available to the front whilst residents benefit from a single garage in a block within the grounds
- Benefit of a new water tank installed in the last 12 months
- 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, offering a pleasant surrounding and privacy from the road, 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.
- Maintenance/service charge - £110 pcm (which also covers building insurance)
- Balance of a 999 year lease, in addition to a share of the freehold
- Offered with no onward chain



KEY INFORMATION

Beautifully presented ground floor flat
Offered with no onward chain
Balance of a 999 year lease
Plus a share of the freehold
Garage + visitor parking
Modern kitchen and bathroom
Walking distance of shops and amenities

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

Situated on the cusp of Hindhead and Grayshott, enjoying the best of both villages, The Moorings is a highly regarded development, 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.

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 with a share of freehold

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. Electric radiators

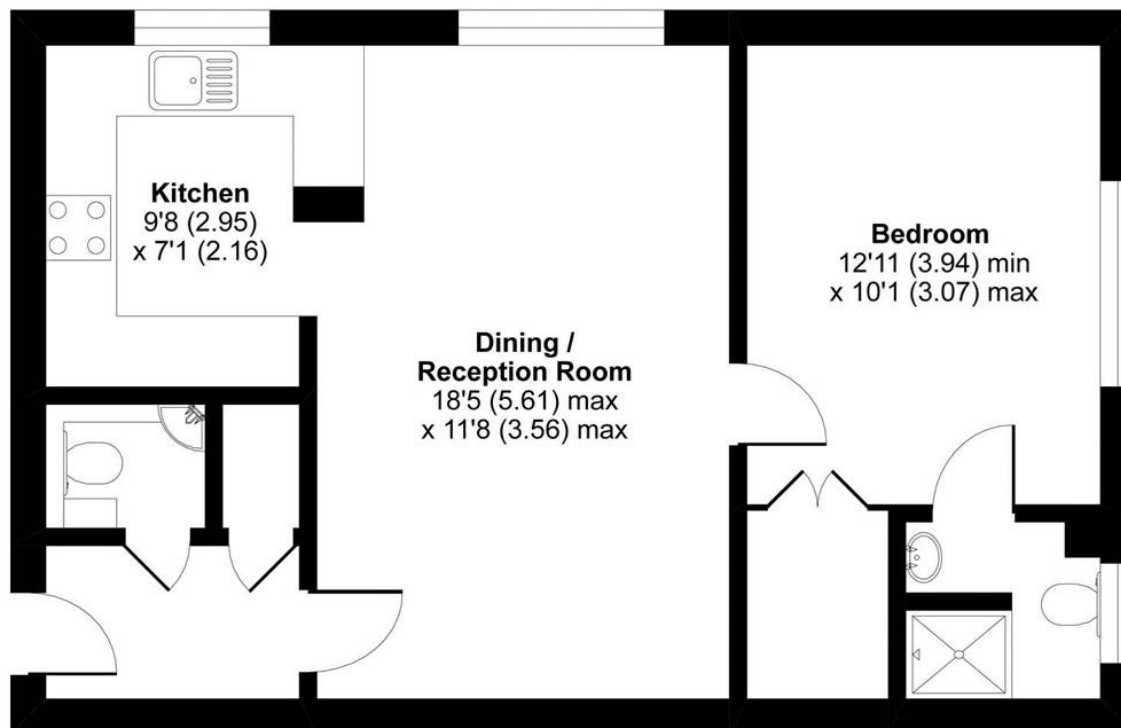
Broadband and Mobile services: Visit checker.ofcom.org.uk



The Moorings, Hindhead, GU26

Approximate Area = 551 sq ft / 51.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021.
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