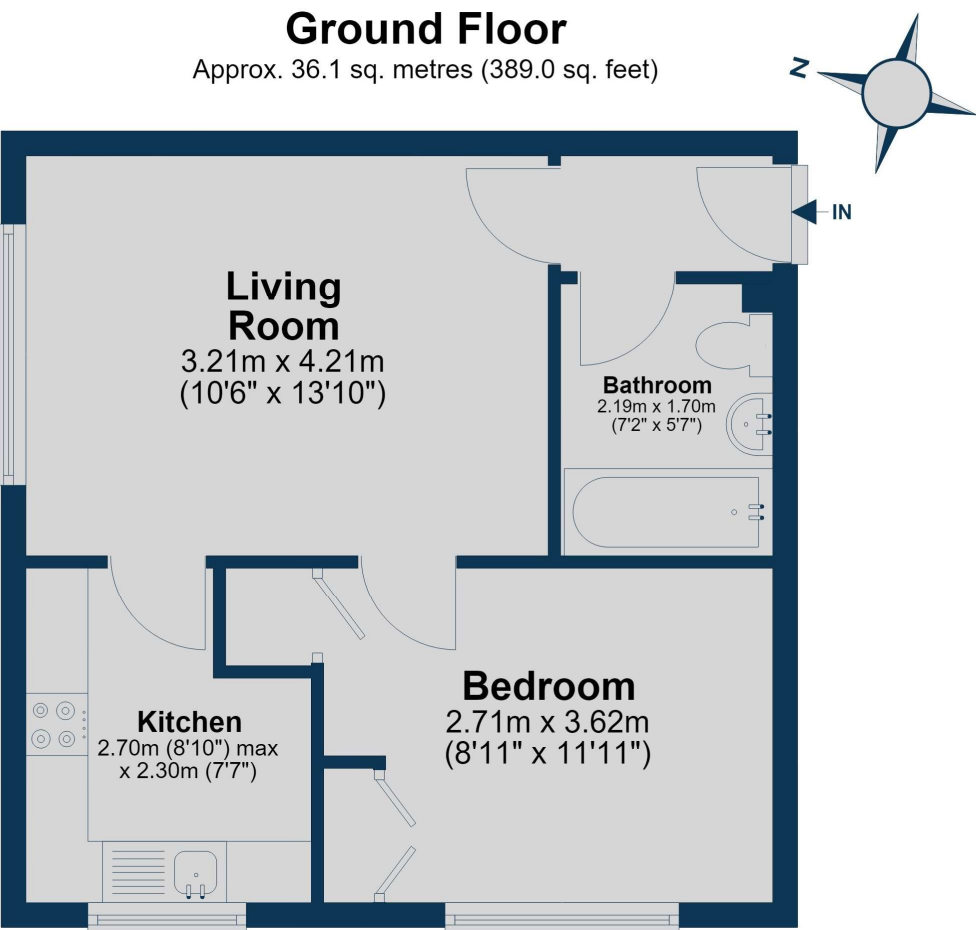




Total area: approx. 36.1 sq. metres (389.0 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.



1 Lion Court, Lion Lane, Haslemere, Surrey, GU27 1JY

Guide Price £155,000 Share of Freehold 958 years

Set back from the road, this bright and well-planned one-bedroom ground floor apartment forms part of a popular development of just eight properties, with attractive communal gardens.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
1	1	D	389	1 Mile	Band B	£800 P.A.	N/A

Lease Length – 958 Years

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

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £1,000 PCM.

Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

Viewing - Strictly by appointment through Seymours Estate Agents, 35A High Street, Haslemere, Surrey, GU27 2JY.



Seymours

Your property partner for life

The accommodation comprises a welcoming entrance hall leading to a generously sized sitting room and an L-shaped kitchen, both enjoying a pleasant outlook to the front. The well-proportioned double bedroom benefits from a built-in wardrobe and a useful deep storage cupboard, while the bathroom is fitted with a white suite and shower over the bath.

Outside, the property benefits from one allocated parking space, with additional visitor parking bays available within the development.

Conveniently positioned within walking distance of an excellent range of local amenities, the property is ideally placed for Tesco, M&S Foodhall, the Haslewey Community Centre, Haslemere Leisure Centre and Haslemere mainline station, which provides frequent services to London Waterloo.

Haslemere is surrounded by beautiful countryside, much of which is owned and managed by the National Trust. Polecat Valley is within approximately a quarter of a mile and provides access towards Hindhead Common and the Devil's Punch Bowl, offering miles of scenic walking and outdoor recreation. The town and surrounding area also provide an excellent range of sporting and leisure facilities.

