



FLAT 13, THE GROVE

GRAYSHOTT • HINDHEAD

Flat 13 The Grove, Headley Road, Grayshott, GU26 6LE

*Two bedroom ground floor apartment in the heart of
Grayshott Village with allocated parking.*

- Well-presented accommodation with little for a purchaser to do, situated in the very heart of Grayshott village, walking distance of all shops and amenities (from the Headley Road you literally just go around the side of the building!)
- One allocated space plus visitor space (2 parking permits) and bicycle stands by the front door
- External front door (with secure entry phone system) opening into a hallway to just 2 ground floor apartments. The remainder of the properties are accessed via a separate communal entrance with lift and stairs to the first floor
- A private front door opens into a welcoming hallway
- Spacious living room with plenty of space for both lounge and dining furniture; open plan to the kitchen for a great entertaining/family experience
- White fitted kitchen with an excellent range of drawer and cupboard storage plus integrated oven and hob, fridge, freezer, washing machine and dishwasher. Worktops extend round in to a generous breakfast bar which acts as a natural division to the living space
- Two double bedrooms. The principal bedroom benefitting from an en suite shower room, while bedroom two has use of the family bathroom
- Double glazed with gas central heating throughout
- Private storage room accessed via communal hallway
- 125 year lease issued in April 2015, approx 114 years remaining
- Ground rent currently £95 per annum
- Service charge - £2,188.68 per annum currently
- Broadband currently with Grayshott Gigabit, offering 1,000mbps
- The apartment offers an excellent investment opportunity, lock up and leave, as well as a home owner purchase.



KEY INFORMATION

Ground floor apartment
Two double bedrooms
Two bath/shower rooms redecorated in 2026
Allocated parking with permits
Village centre location

Aberdeen House, Headley Road, Grayshott, GU26 6LD

01428 771155

sales@seymours-grayshott.co.uk



LOCATION

The Grove is a landmark building in the centre of Grayshott Village and puts you right in the centre of village life. On the ground floor of the building you can find a Sainsburys Local and an independent Chemist/Pharmacy. All other shops and services are within an easy walk including numerous restaurants and the village pub, The Fox and Pelican. Grayshott itself 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: B

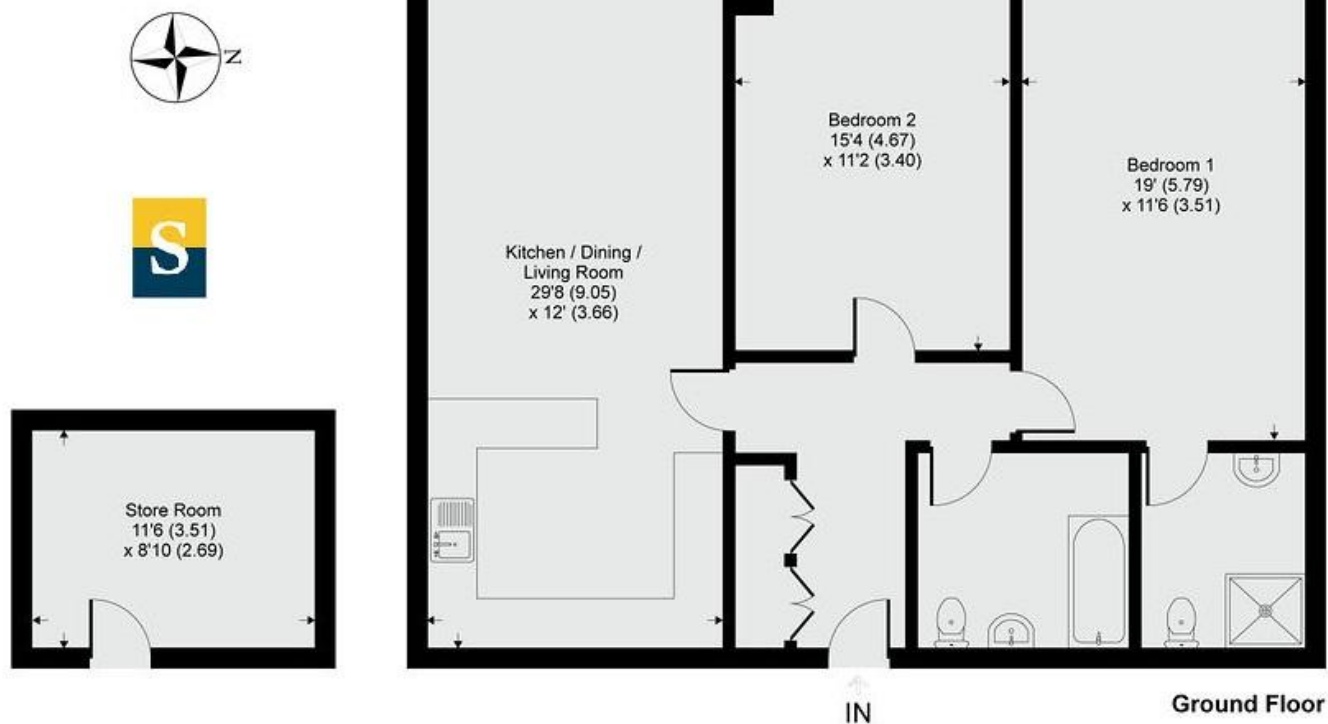
Council Tax Band: C (Correct at time of publication and is subject to change following a council revaluation after a sale)

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

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

The Grove, GU26

Approximate Gross Internal Area = 90.8 sq m / 978 sq ft
 Approximate Outbuilding Internal Area = 9.4 sq m / 102 sq ft
 Approximate Total Internal Area = 100.2 sq m / 1080 sq ft



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