



Cedar Court, Haslemere, Surrey
POA Leasehold - Share of Freehold

6 CEDAR COURT HASLEMERE SURREY GU27 2BA

POA

Spacious first floor flat	Two double bedrooms
Modern bathroom	Double aspect lounge
Garage and cycle store	Two parking permits
Ideal investment or first time purchase	Close to main line station and amenities
Communal grounds	NO ONWARD CHAIN



Perfectly situated for both the Town Centre and main line station, a spacious first floor two bedroom purpose built apartment with parking and garage, offered with NO ONWARD CHAIN.

THE PROPERTY

This well presented and spacious apartment has been recently redecorated and is located on the first floor of this popular residential development. With two double bedrooms and a recently upgraded bathroom suite, it is the perfect opportunity for either an investment or first time buyer. There is a double aspect lounge with sliding doors opening to a Juliet balcony and a modern fitted kitchen.

There are communal grounds, garage, two parking permits and a bike store



FURTHER INFORMATION

Tenure: Leasehold/Share of Freehold

999 year lease from 1968

Share of freehold

Annual Service Charge £1,444 (2022)

Managing Agent - Edgefield Estate Management

SITUATION

The property is in an excellent position just a short walk of Haslemere main line station and about 0.4 miles from the High Street. Also within walking distance are the shops and amenities in Weyhill which include Tesco and M & S Food. Haslemere town centre offers a comprehensive range of shops including Waitrose, Boots, Space NK and W H Smith along with boutiques, restaurants, public houses and coffee bars including Costa. There are two hotels; The Georgian/Coppa Club in the High Street and Lythe Hill on the outskirts of the town. There are two leisure centres; The Edge and Haslemere Leisure Centre along with excellent sports facilities at Haslemere Recreation Ground and Woolmer Hill School. Golf can be enjoyed at several high quality courses nearby. The area is renowned for its excellent schools, both state and private. The main line station provides a fast and frequent service into London Waterloo in under one hour and the A3 can be accessed at the Hindhead Tunnel or Milford, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The whole area is surrounded by many acres of countryside much of it National Trust owned.

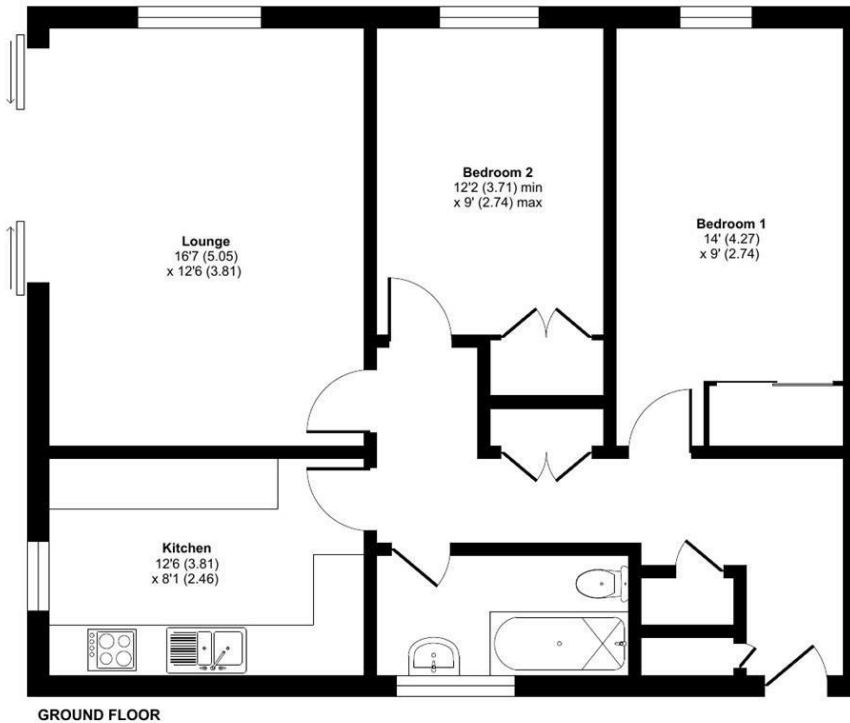
Main line station 0.2 miles
High Street and Town Centre 0.4 miles
Weyhill shops and amenities 0.5 miles
A3 access at Hindhead 3.5 miles
Guildford 15 miles

All distances approximate

Cedar Court, Haslemere, GU27

Approximate Area = 809 sq ft / 75.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Clarke Gammon. REF: 832146

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band C

SERVICES

All main services, gas central heating

3rd January 2023 TKO/dr

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall into Lower Street. Shortly after passing Tanners Lane on the right, Cedar Court will be found on the left. No. 6 will be found in the first block.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

