

HILLIER & WILSON



School Road, Grayshott, Hindhead, GU26 6LR

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A three bedroom first floor apartment in a purpose built development consisting of only four spacious apartments. The property has a share of the freehold whilst other benefits include gas central heating, uPVC double glazing, communal gardens, off road parking and garage. The accommodation comprises entrance hall, sitting/dining room, well fitted modern kitchen, two double bedrooms, further bedroom and modern shower room. Externally there is a carefully landscaped garden with mature borders to the rear and also a garage in a block. Grayshott is an award winning village situated on the Surrey/Hampshire border, surrounded by National Trust woodlands, offering a wealth of individual shops and other services such as Post Office, village pub, restaurants, doctors and many others. The village school incorporates both infants and juniors, whilst there are a large number of private school and preschools. Access to the A3 is easy, with motorway style connections to London and the south coast. NO ONWARD CHAIN.

(Under section 21 of the Estate Agency Act 1979 Hillier & Wilson would like to advise you that the seller of the property is related to an employee of Hillier & Wilson.)





- THREE BEDROOM FIRST FLOOR APARTMENT
- PURPOSE BUILT BLOCK OF ONLY 4 APARTMENTS
 - LOCATED IN THE SOUGHT AFTER VILLAGE OF GRAYSHOTT
 - MODERN SHOWER ROOM
 - LANDSCAPED COMMUNAL GARDEN
- GARAGE IN A BLOCK

Services:

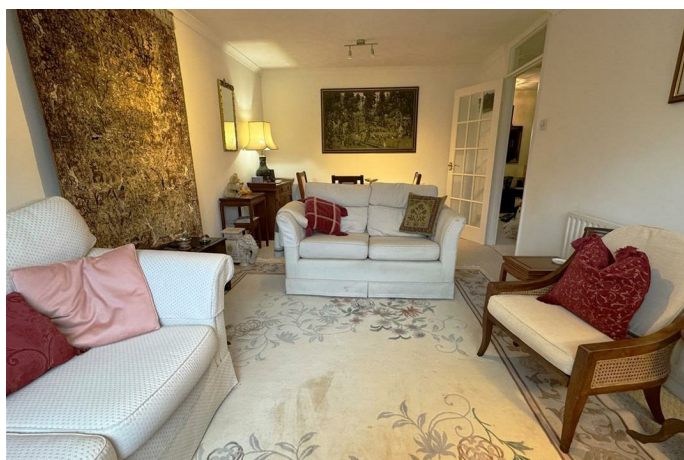
Mains services are connected

EPC: Rating C

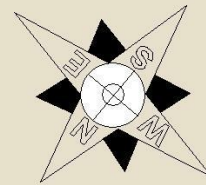
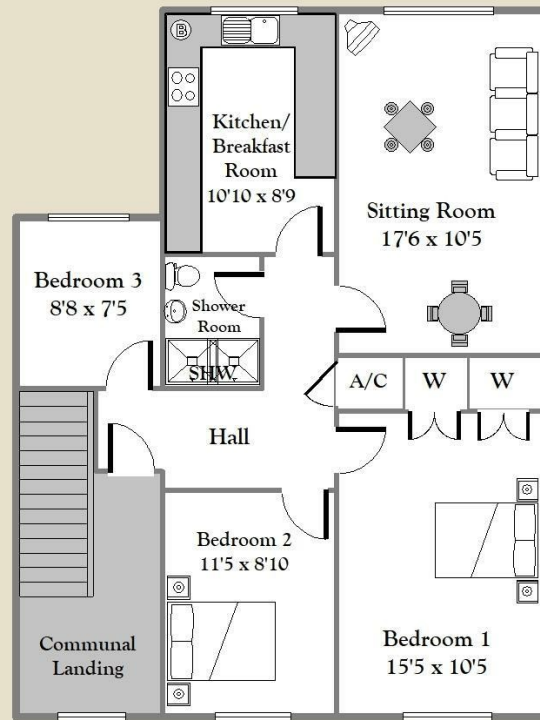
Full results can be sent on request

Council Tax: Band D

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Marcelle Court Grayshott



**APPROX. GROSS INTERNAL
FLOOR AREA 789 sq.ft. (73 sq.m)
(Excluding communal landing)
For identification only - Not to scale
Hillier & Wilson LTD.**



Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.