



ALISON MCCAREY POWERED BY **exp**™ **UK**

@ alison.mccarey@exp.uk.com

alisonmccarey.exp.uk.com

07506 730 460

## Second Floor Flat Courtenay House, St Christophers Road, Wey Hill, Haslemere GU27 1EP

Guide Price £187,000

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Offered with no onward chain this superbly located one bedroom apartment comes with a newly fitted kitchen featuring brand new integrated oven and hob, brand new integrated fridge freezer, new worktops and plenty of kitchen storage cupboards.

The apartment is very close to Haslemere mainline station with frequent direct trains to London Waterloo in just under an hour. The high street of Wey Hill is bustling with independent shops and cafes, there are plenty of green spaces, parks and play areas nearby and superb local shopping.

The apartment comes with newly fitted floors and carpets and features an intercom door entry system, allocated car parking and great bright views of Haslemere.

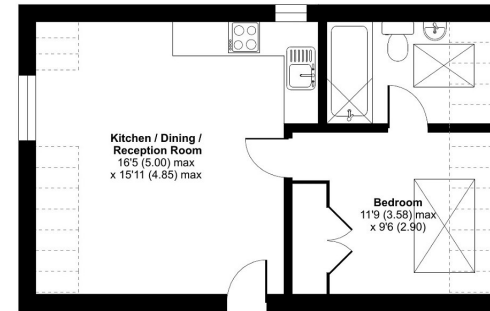
The bedroom features a built in wardrobe as well as an en-suite bathroom with full sized bath, overhead shower and sink with vanity unit.



**St. Christophers Road, Haslemere, GU27**

Approximate Area = 357 sq ft / 33.1 sq m  
 Limited Use Area(s) = 68 sq ft / 6.3 sq m  
 Total = 425 sq ft / 39.4 sq m  
For identification only - Not to scale

Denotes restricted head height



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©voidroom 2023. Produced for Alison McCarey Ltd powered by eXp. REF: 105321



**Floor Area**  
 419 sq. ft.

**Tenure**  
 Leasehold

**Service Charge**  
 £850 per annum

**Ground Rent**  
 £150 per annum



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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Registered company number is 12016573. VAT Registration Number is 327 4120 29