



 kelway
law

Beacon Hill Court, Wood Road
GUIDE PRICE £200,000 - £210,000

Beacon Hill Court

At a glance:

- First floor apartment
- Popular residential location
- Two bedrooms
- Sitting/dining room
- Share of the freehold
- Garage parking
- Residue of a 999 lease
- Ideal first time or investment buy

First floor and within walking distance to all village amenities this two-bedroom apartment provides allocated parking, communal gardens and offers a share of freehold. An outstanding opportunity for a first time or investment purchases in addition to downsizers.

The apartments accommodation comprises of two bedrooms both with fitted with built in wardrobes. A generous sitting room is complimented by double doors opening onto a Juliet balcony overlooking the communal gardens. The property is completed by a kitchen/breakfast room and a shower room.

*** STAMP DUTY EXEMPT FOR FIRST TIME BUYERS***



Beacon Hill Court

Hindhead & Surroundings:

The property is situated in a private road set close to local conveniences such as the post office/store/petrol station, a dentist and a coffee shop. Further conveniences include playing fields, Hindhead Golf Club, local shops and restaurants, pharmacy, churches and a primary school.

The larger towns of Farnham and Haslemere are within a short driving distance, both with high street shopping and main-line rail connections to London in under an hour. Access to the A3 is just a few minutes away, with dual carriageways leading to London and Portsmouth. The surrounding area hosts a large choice of primary and secondary schools plus beauty spots including The Devil's Punchbowl and The Golden Valley.



Agents Note:

Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the relevant information. Do so particularly if contemplating travelling some distance to view a property. The appliances mentioned have not been professionally tested



Beacon Hill Court

Viewings Arrangements:

Viewings are strictly by appointment with Kelway Law Estate Agents and can be booked by calling the local office or via our website www.kelwaylaw.co.uk

Referral fees:

Where we refer sellers and/or potential buyers to use the services of ancillary providers we receive a referral fee should you decide to use their services.

Conveyancing: We refer conveyancers from a panel selection and are paid a fee £200.00 for each transaction undertaken.

Mortgages:

We refer to Gilmar Independent Financial Solutions and in doing so receive a payment the equivalent of 25% of the fee the broker receives in arranging the mortgage for you.

Are you selling locally?

Your property is our passion and we would be delighted to assist with your move. To book your free no obligation valuation call your local office or visit www.kelwaylaw.co.uk

Investment Purchase?

Buying a property to let then you'll need to know the in's and out's from rental value through to your legal obligations as a Landlord. Being members of Association of Regulated Letting Agents (ARLA) means that you can be sure of a professional knowledgeable person looking after your property..

APPROX. GROSS INTERNAL FLOOR AREA 674 SQ FT 62.6 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for total guidance only and should not be relied on as a basis of valuation.

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