



 kelway
law

Churt Road, Hindhead GU26 6PD

£800 pcm



Pinecraft

At a glance:

- Well-presented ground floor apartment
- Recently improved
- One double bedroom
- Fitted kitchen
- Small private garden
- One allocated parking space
- Easy access to the village centre, A3 and National Trust Land.

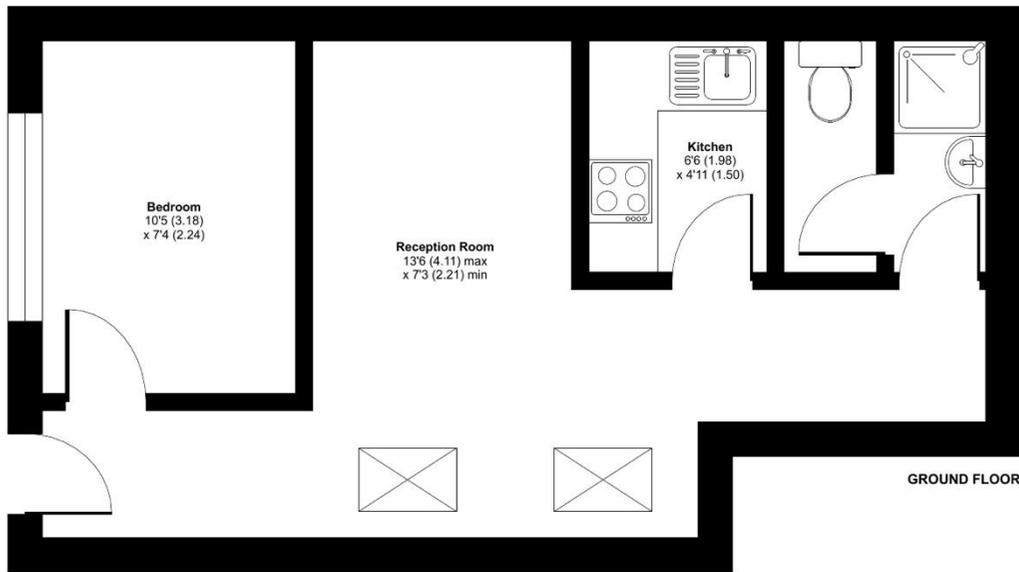
This one-bedroom apartment is in a prime position, tucked away in the centre of Beacon Hill, within walking distance of shops and The Golden Valley with The Devil's Punchbowl. The ground-floor apartment has recently been improved, ideal for a couple.

The accommodation comprises an entrance hall, a fitted kitchen, a generous reception room with room for a dining room table and skylights above, a bathroom with shower and ample storage space.

The property offers a small fenced paved garden perfect for a barbecue and garden furniture, providing an ideal space for enjoying the warmer months. One allocated parking space is available at the rear of the property.



Approximate Area = 364 sq ft / 33.8 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Kelway Law Estate Agents. REF: 906922

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 62 D | 65 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Hindhead & Surroundings:

Nestled between acres of National Trust land and open heathland, Beacon Hill village offers a wonderful fusion of the larger towns of Farnham and Haslemere with the smaller outlying rural village offering conveniences including playing fields, Hindhead Golf Club, local shops and restaurants, dentists, pharmacies, churches and a range of highly rated state and private schools.

The larger towns of Farnham and Haslemere are within a short driving distance, both with high street shopping, a vast array of restaurants catering to most tastes and a range of coffee houses with both towns ideally located for the commuter with fast links to the airports 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.

Additional Property Details:

Council Tax Band: B
Local Authority: Waverly
Services: Electric & Drainage
What3Words: ///polar.exhaled.jammy



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

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 ins and outs 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.