



## 1 bed studio flat to buy in GU26

Tower Road, Hindhead, Surrey, GU26 6SW

**£100,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Period Studio Apartment
- ✓ Impressive Grade II Listed Building
- ✓ Grand Communal Hallway
- ✓ Kitchenette
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Nestled in the charming village of Hindhead, this studio apartment is set within a beautifully converted manor house, offering a perfect blend of period character and modern living. With expansive, picturesque communal grounds surrounding the property. The apartment itself is light and airy, with well-appointed living space, kitchenette, bathroom and bedroom area. Additional benefits include ample residents' parking.

Lease: 125 years from 16th October 1991 (Approx. 91 years remaining)

Service charge: Circa £840.00 per annum (Heatherbank Management Company)

Ground Rent: Circa £225.00 per annum (E&J Estates)

Additional Charges: £100.00 a month roof contingency.

Council Tax Band: B

Tenure: Leasehold

Annual Ground Rent Amount: £225.00

Annual Service Charge Amount: £840.00

Price: Starting Bid £100,000

Property Type: Studio flat

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

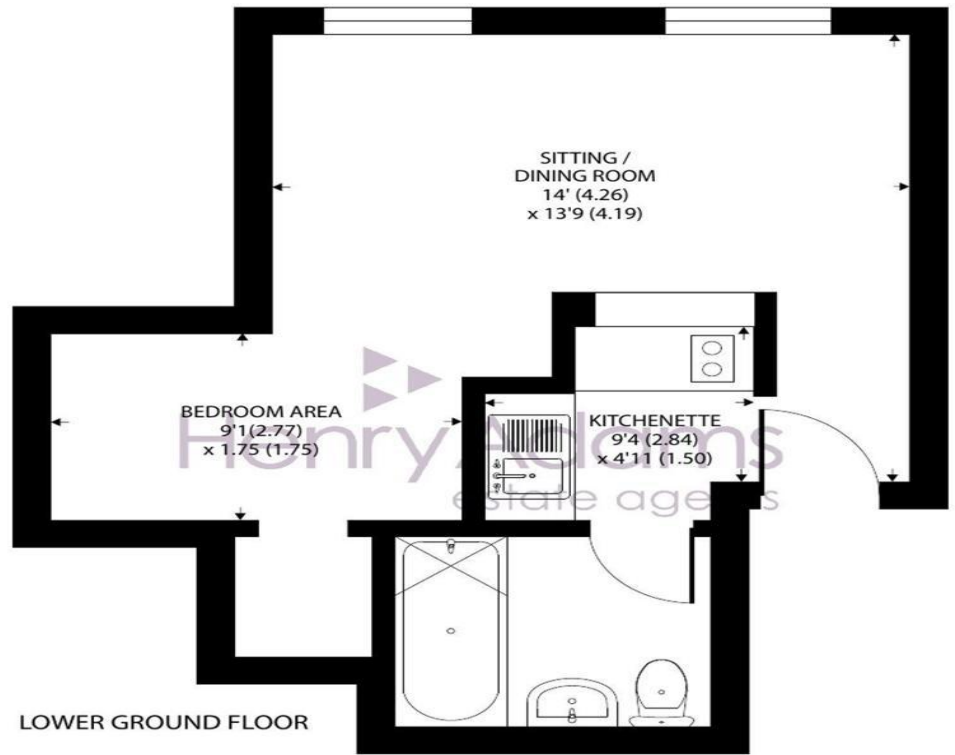
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



## Tower Road, Hindhead

Approximate Area = 290 sq ft / 26.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1371535

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>		53	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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