



**Flat 2, Chapman House, Meadway, Haslemere, Surrey
Leasehold**

2, CHAPMAN HOUSE MEADWAY HASLEMERE SURREY GU27 1FN

Bespoke apartments
individually designed

Excellent transport links
nearby

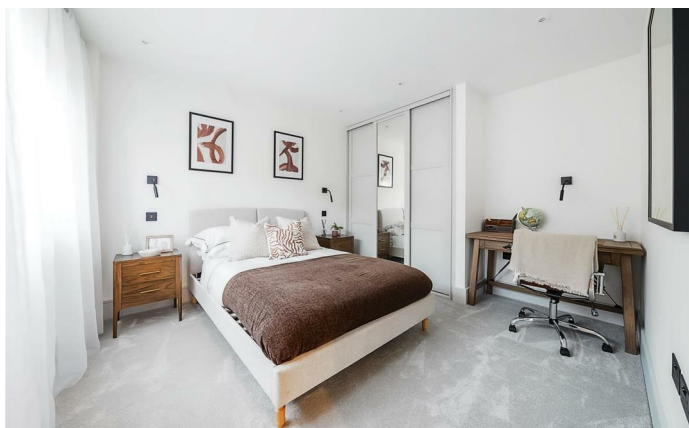
External storage rooms

Underfloor heating

Outstanding specification

Allocated parking with
electric vehicle charging
points

Surrounded by spectacular
countryside



THE PROPERTY

A collection of just TWENTY contemporary one and two bedroom bespoke apartments individually designed and finished to an outstanding specification.

Flat 2 is a stylish ground floor open plan one bedroom apartment with forward front elevation views. The kitchen is a matt lacquer German kitchen from Nobilia including matt black bar handles, under cabinet lighting, quartz worktops, matt black single lever tap, cutlery drawer included, visible appliances: - Bosch single oven, microwave, induction hob Integrated appliances:- Indesit fridge/freezer, dishwasher and washing machine. Vanities to all bathrooms and ensuites, contemporary brassware, with matt black to bathrooms and polished chrome to ensuites. Oak effect LVT flooring to hallways/kitchens & living rooms luxury carpet to all bedrooms marble effect porcelain tiles to bathrooms and en-suites. There is an audio intercom and door release to each apartment, allocated lockable letterboxes by main entrance for each apartment, communal disability lift as well as main staircase, external communal store with individual storage units for each apartment, contemporary matt black socket and switch plates and door furniture LED downlights and decorative pendant lighting. Underfloor heating to all areas, towel radiators to bathrooms & ensuites.

Annual Service charge £1,005.00

Storage Unit Rental £145 Per year (First 2 Years Free)

200 Year Lease, Peppercorn Ground Rent.

EV charging point installation (£750-£1000)

Images are for illustrative purposes only and may include different images



GROUNDS

- Allocated parking space
- Charging Points
- Visitor Parking Bays

LEASEHOLD DETAILS

- Annual Service charge £1,005.00
- Storage Unit Rental £145 annual (first 2 years free)
- 200 year lease, peppercorn ground rent
- EV charging point installation (£750-£1000)

SITUATION

With one of the National Trust's oldest countryside acquisitions Marley Common on its doorstep, these luxury homes in Haslemere present a unique opportunity to experience a modern-day lifestyle in a mature setting. Situated a 15 minute stroll from the mainline train station with fast journeys to London Waterloo in 50 minutes and just a few miles from the A3. Chapman House benefits from great transport links, a vibrant community as well as a wide choice of national walking trails and safe cycling routes.

Haslemere is a historic market town in the South of Surrey, surrounded by spectacular countryside, one of the gems of the Surrey Hills Area of Outstanding Natural Beauty. There is a wide variety of independent shops, cafes, pubs and restaurants suiting all tastes and pockets. Two superstores can be found in town (Waitrose in the High Street and Tesco on Wey Hill). The A3 dual carriageway at Hindhead provides great connections to Portsmouth and Guildford, as well as to the M25 at Wisley (junction 10) to Heathrow and Gatwick airports.

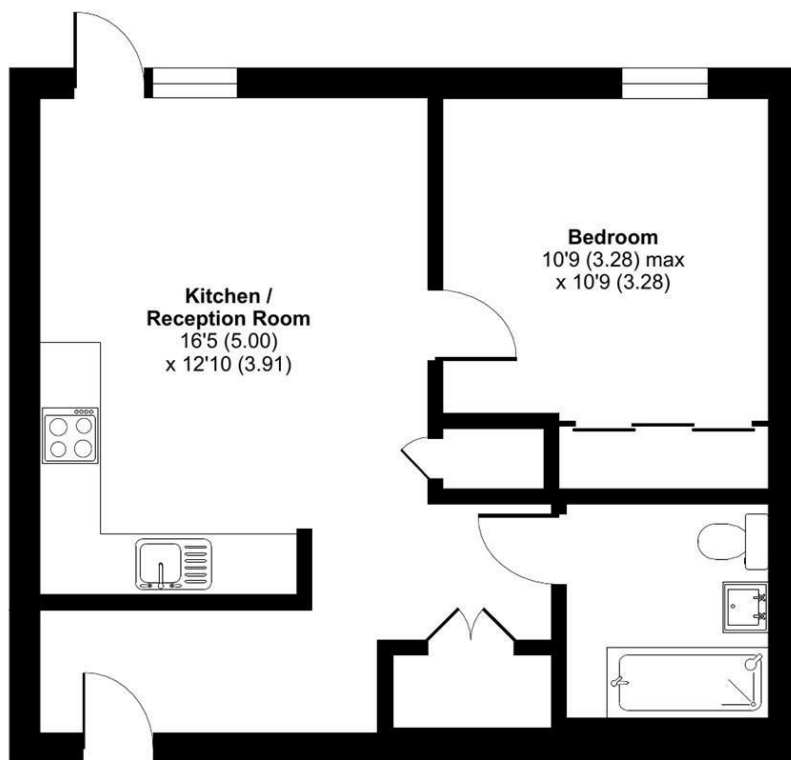
- Shops and amenities in Weyhill 0.3 miles
- Main line station 0.8 miles
- High Street 1.3 miles
- A3 access at Hindhead 3 miles
- Guildford 17 miles

All distances approximate

Chapman House, Meadway, Haslemere, GU27

Approximate Area = 495 sq ft / 46 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). © nchecon 2025. Produced for Clarke Gammon. REF: 1241519

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band New Build

SERVICES

Mains water, electricity, mains drainage
electric underfloor heating

13th March 2025

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

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AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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HASLEMERE OFFICE
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LIPHOOK OFFICE
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