



## 1s Cedar Lodge, Lythe Hill Park, Haslemere, GU27 3TD

Guide Price £360,000 - Tenure: Share of Freehold

# 1s Cedar Lodge Lythe Hill Park

## Haslemere

- In Need Of Complete Modernisation
- Parking With Double Garage
- Two En-Suite Double Bedrooms
- Private Patio/Terrace
- Utility Room
- Ground Floor Apartment
- Fantastic Views Towards, The Mature 40 Acre Parkland Grounds
- 1.3 Miles From Haslemere Train Station
- Access To Leisure Facilities Including Swimming Pool, Tennis Court, Squash Courts, Pitch & Putt Golf Course, Croquet Lawn

A rare opportunity to modernise this spacious three bedroom ground floor apartment located at the sought-after Lythe Hill Park in Haslemere. The apartment comprises a spacious entrance hall, a 21ft sitting room with sliding doors onto your own patio, this in turn adjoins the beautifully landscaped 40 acre grounds. There is a good size kitchen and three double bedrooms all with built-in wardrobes, as well as an en-suite bathroom, en-suite shower room and a utility room which could become a cloakroom.

The communal grounds for the enjoyment of all residents includes a heated indoor swimming pool, squash court, tennis court, croquet lawn and pitch & putt golf. In addition there is residents and visitor parking, electric vehicle charging and a generous double-width garage with power and light.



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## Services

Lease and Charges : Share of Freehold (Lythe Hill Park Properties LTD)

Length of Lease: Originally 999 years from 1st January 2003

Maintenance Charge: Approximately £6000.00 per annum includes water rates and building insurance. Covers communal light and heating as well as maintenance of the 40 acre grounds, squash court, tennis court, swimming pool, pitch and putt and croquet lawn.

EPC RATING: C // Council Tax band: G (4.093.40)



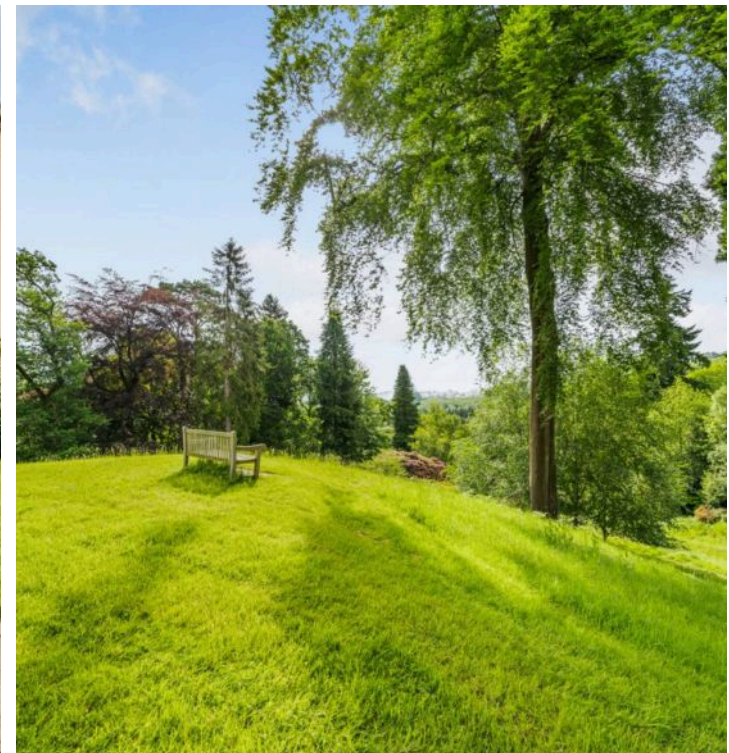
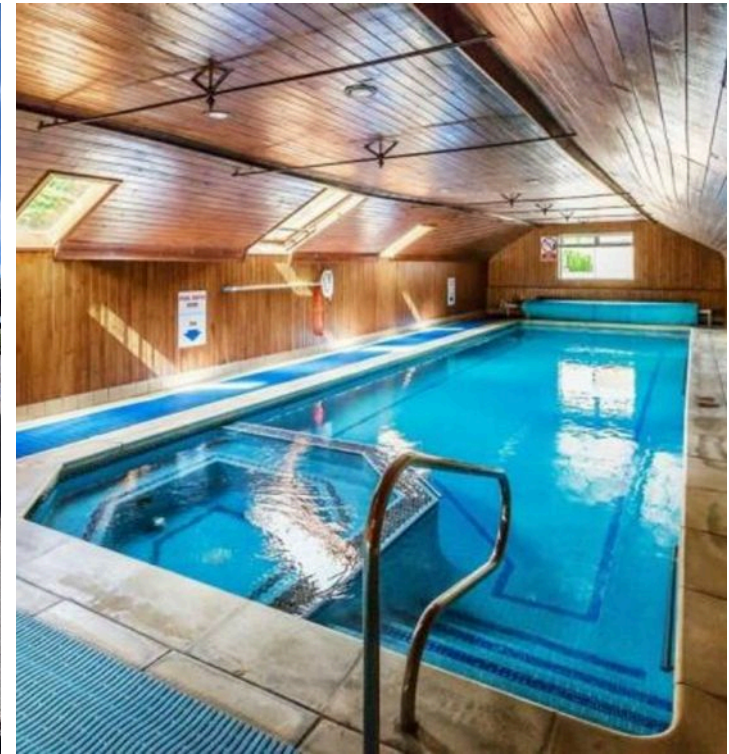
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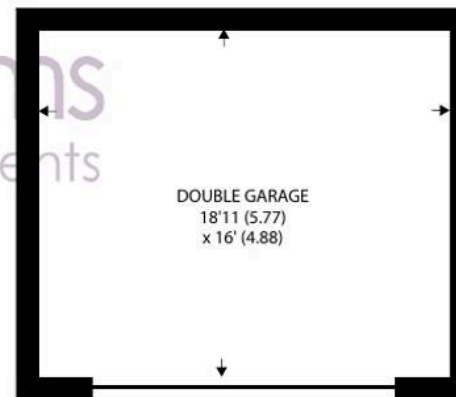
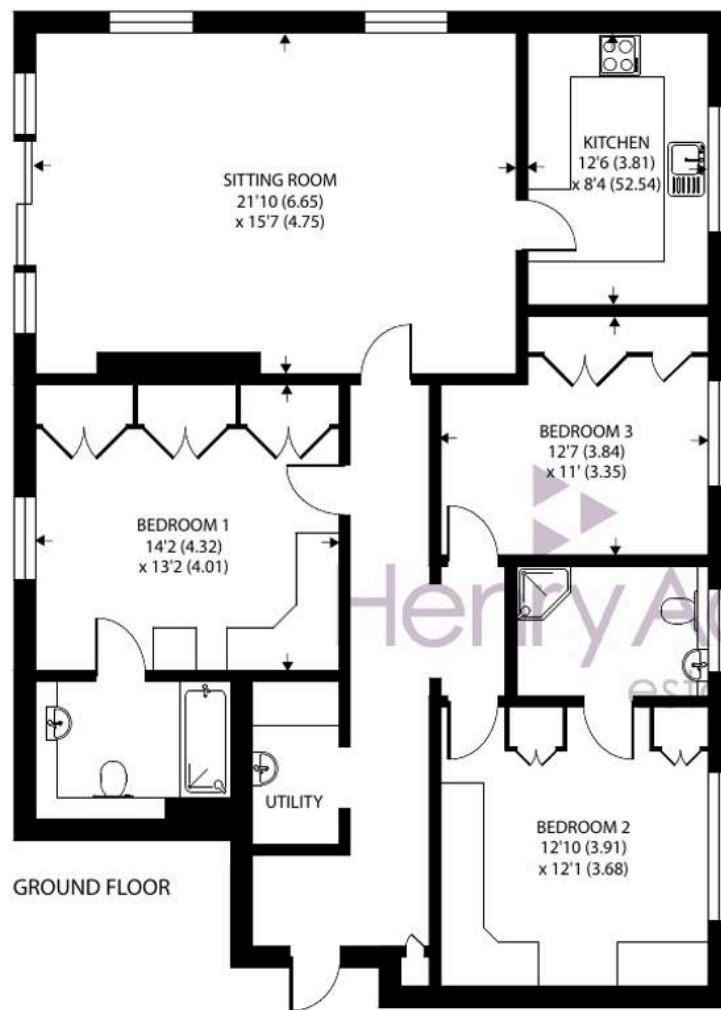
## Location

The apartment benefits from its own double garage and use of the tennis court, squash court, indoor swimming pool and golf facilities which form part of the Lythe Hill Park estate. Haslemere town centre is just under a mile away with a good range of independent shops and boutiques including Waitrose and a Marks & Spencer Food Hall, restaurants, bars and coffee houses. There are excellent road links to London and the south coast and Haslemere mainline station offers a fast train service to London Waterloo in around 49 minutes.

Directions:

SATNAV : GU27 3TD // what3words :  
cashier.promotion.cube





## Cedar Lodge, Lythe Hill Park, Haslemere, GU27

Approximate Area = 1269 sq ft / 117.8 sq m

Garage = 304 sq ft / 28.2 sq m

Total = 1573 sq ft / 146.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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