



Flat 19, Heatherbank, Tower Road, GU26 6SW

Guide Price £135,000 - Tenure: Leasehold - EPC Rating: E

Flat 19

Heatherbank, Hindhead

- Period Studio Apartment
- Impressive Grade II Listed Building
- Grand Communal Hallway
- Kitchenette, Bedroom Area & Living Space
- Bathroom
- Resident Parking
- Ideal First Time Buy Or Investment Purchase
- National Trust Land Nearby

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)

Broadband and Mobile services: Visit checker.ofcom.org.uk

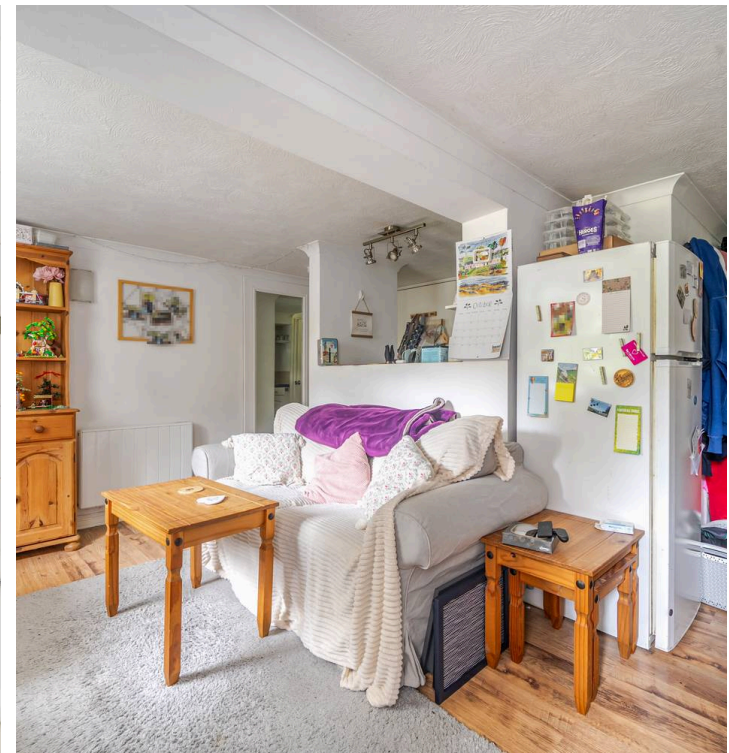
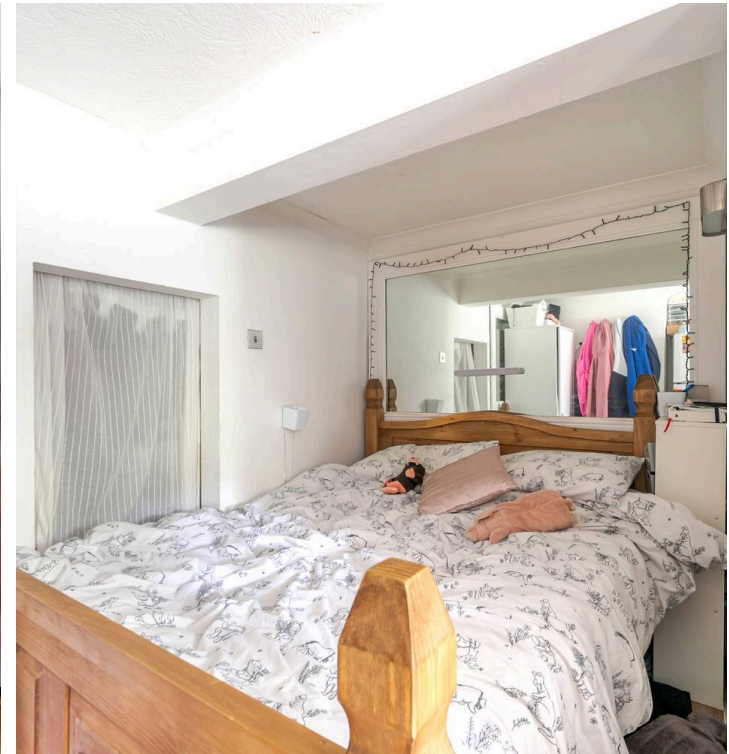
Service charge: Circa £840.00 per annum (Heatherbank Management Company)

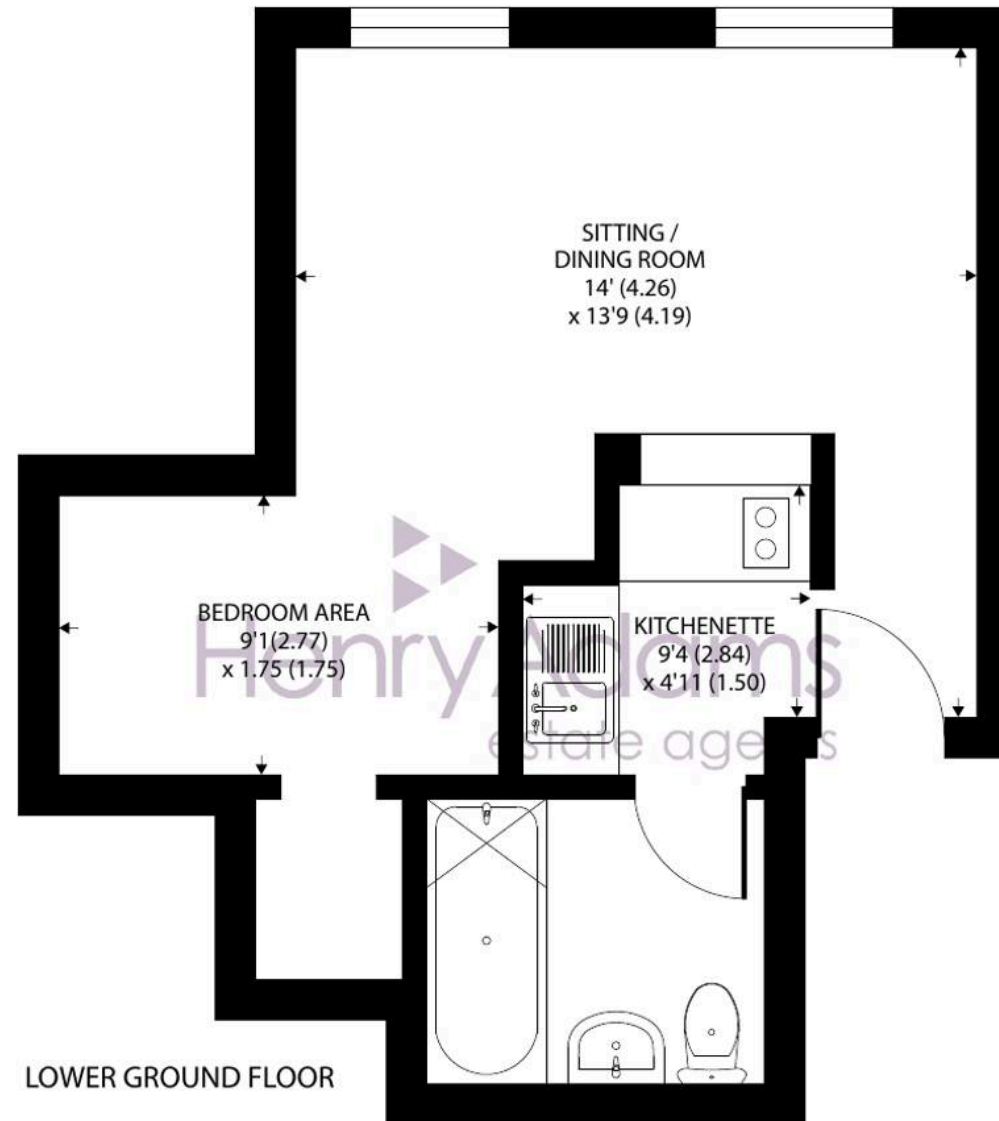
Ground Rent: Circa £225.00 per annum (E&J Estates) / Additional Charges: £100.00 a month roof contingency.

Mains: Electric, water, and drainage as advised by our vendor.

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Waverley Borough Council Tax Band: B (£1910.25)





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



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.