

warren ■
powell-richards

20 Summerhouse Court | £140,000

Headley Road | Grayshott | Surrey | GU26 6UJ

Penthouse 1 bedroom retirement apartment. Lift and stairs. Communal garden. 24 hour remote assistance plus part time manager. Communal parking spaces. Walking distance of amenities. Offered with no onward chain.



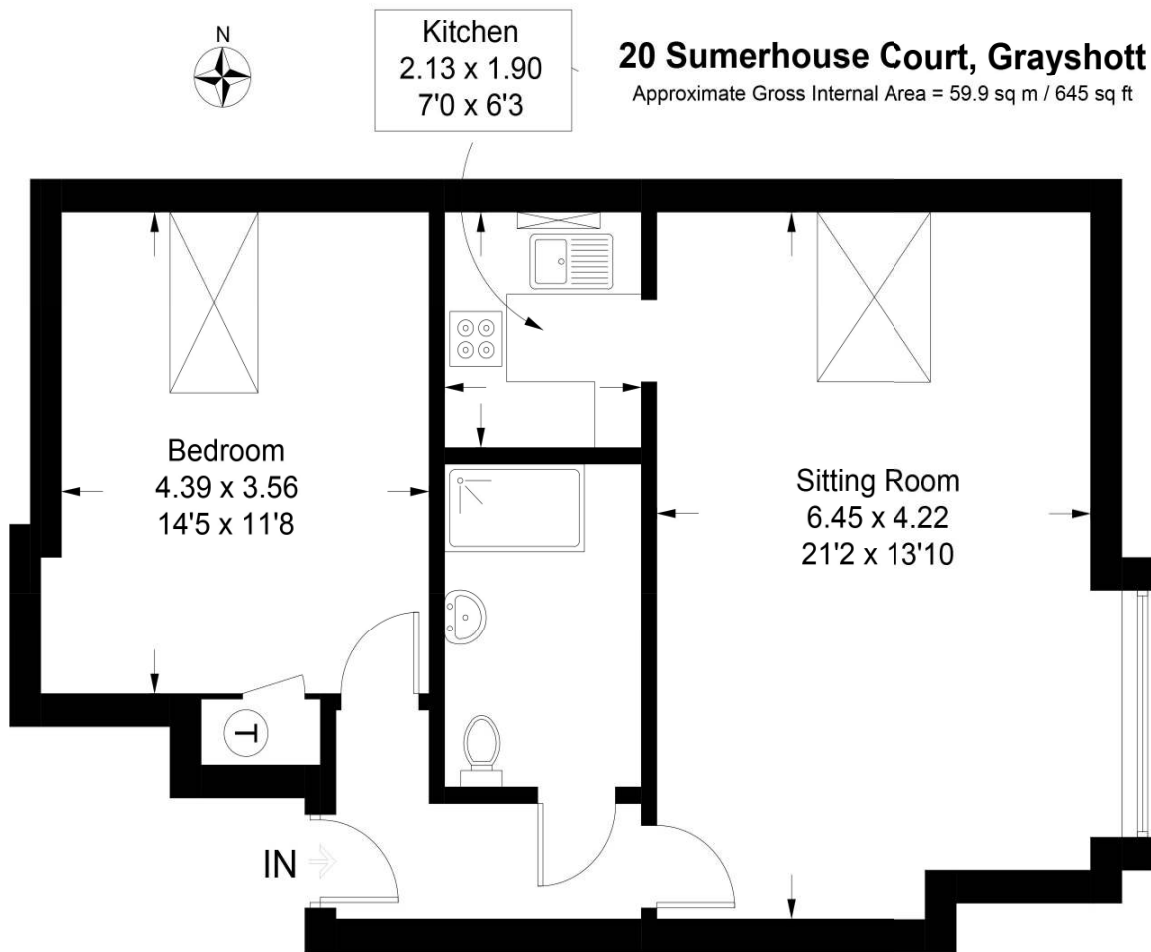


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID850012)

FEATURES

- Purpose built retirement apartment (over 60's) well positioned for access to village amenities
- Highly regarded development, with visiting manager, 24 hour emergency alarm call service and laundry room. Secure entry system, with communal lift and stairs to all floors
- Double aspect living room with central electric feature fireplace and eaves storage
- Kitchen fitted with a modern range of cupboards and drawers with integrated oven and hob
- Double bedroom
- Shower room
- Emergency cords in all rooms plus hallway
- Walking distance of village shops, cafes and pub, plus doctors surgery, pharmacy, opticians and dentist. Grayshott also has a lively and well used Village Hall, plus two churches. Local bus service available. A short drive to the A3 and Haslemere train station
- 99 year lease issued on 4th December 1987
- Service/maintenance charge of £242.88 pcm

LOCATION - Grayshott is a thriving, award winning village situated on the Surrey/Hampshire border, surrounded by National Trust woodlands, offering a wealth of individual shops and services which include; Post Office, village pub, social club, restaurants, cafes & takeaways, 2 small supermarkets, butcher, greengrocer, ironmonger, chemist, doctors, dentists, sports field with pavilion and tennis club. The larger towns of Haslemere and Farnham are within 5 miles and 10 miles respectively, offering high street shopping and main line rail connections to London in less than an hour. Access to the A3 is easy, with motorway style connections to London, the South coast and both principal Airports.

DIRECTIONS - From the centre of Grayshott take the Headley Road towards the A3 for about 250 yds. Shortly after passing the right turn to The Avenue, turn right, just before the pinch point, into the drive for Summerhouse Court.

COUNCIL TAX - East Hampshire District Council/Hampshire County Council. Council Tax Band A (Correct at time of publication and is subject to change following a council revaluation after a sale)

TENURE - Leasehold Property

SERVICES - All mains, except gas. Electric heaters. Summerhouse Court run by Anchor Hanover.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		
B (81-91)			
C (69-80)			
D (55-68)		68	77
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			

EU Directive 2002/91/EC
England & Wales
www.epcau.com

9 The Precinct, Headley Road, Grayshott, Surrey, GU26 6LQ

t: 01428 604016 e: grayshott@wpr.co.uk

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.

