

wpr

14 Summerhouse Court

Grayshott | Surrey | GU26 6UJ



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Headley Road, Grayshott, Surrey, GU26 6UL

Leasehold

First floor one bedroom retirement apartment within walking distance of village amenities. Communal lift, stairs and garden. 24 hour remote assistance plus part time manager. Communal parking spaces. Offered with no onward chain.

- Purpose built retirement apartment (over 60's)
- 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
- Clean and tidy hallways with lots of natural light via large windows
- Private front door with entrance hall and storage cupboard
- Living room with bay window
- Fitted kitchen
- Bathroom with shower over bath, wc and washbasin
- Double bedroom with fitted double wardrobe
- 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
- 75 year lease remaining. Service/maintenance charge of £322.29 per month / £3867.48 per year
- Offered with no onward chain



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 village school incorporates both infants and juniors, whilst there are a large number of private schools and preschools. 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)

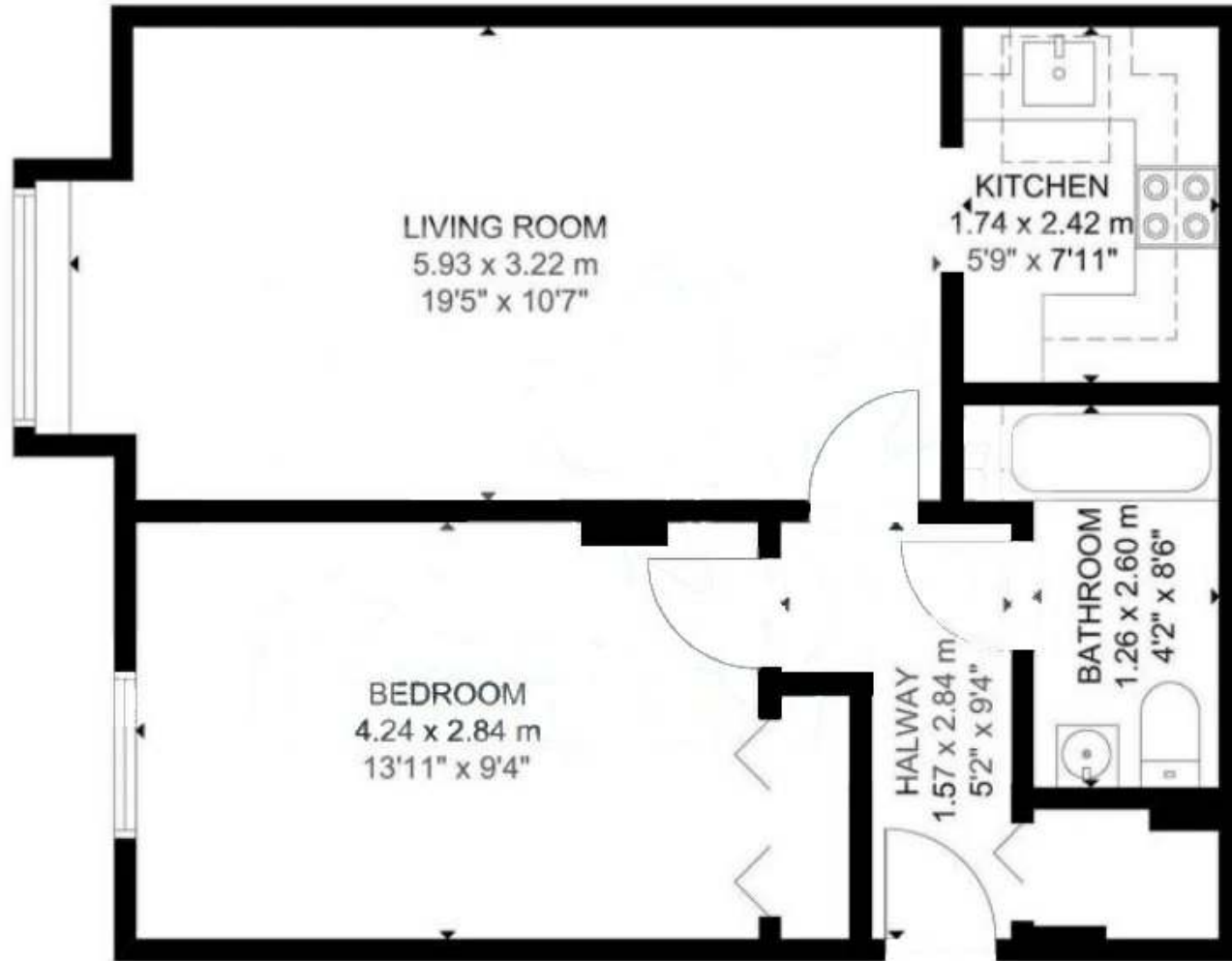
SERVICES

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





Laundry Room



GROSS INTERNAL AREA
TOTAL: 47 m²/505 sq ft
GROUND FLOOR: 47 m²/505 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	77
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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

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