

1 Wallis Court

Wispers Lane, Haslemere, Surrey, GU27 1AS



PRICE: Offers in the Region Of £270,000 **Lease: 125 years from 2014**

Property Description:

BENEFITTING FROM ENCLOSED PRIVATE GARDEN

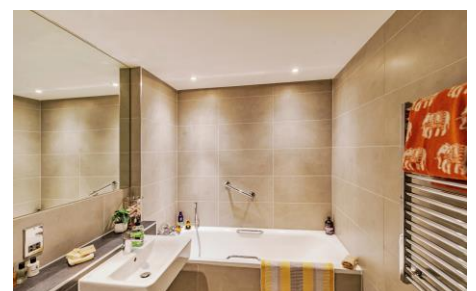
A VERY WELL PRESENTED TWO BEDROOM RETIREMENT APARTMENT ON THE GROUND FLOOR

Wispers Park is a high end finish independent retirement living development set in 25 acres of county park in the stunning Surrey countryside. Situated between Keffold's Copse and Coombswell Copse, near Weydown Common, Wispers Park is just two miles north-east of the beautiful Surrey town of Haslemere. While it's beautifully landscaped gardens feel secure and private, it is just a short train ride or drive from London.. Staffed 24 hours-a-day, this luxurious development also offers a host of social and recreational opportunities as Oak Hall Country Club is situated on site.

Services on offer there include: lounge, bar, bistro, tennis court, gym, spa and library. It is a condition of purchase that residents be over the age of 60 although in the case of a couple one maybe of a lower age. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Luxury retirement living for the over 60's
Estates Manager, 24 hour staffing and
Emergency call system
Stunning setting in 25 acres of beautiful
parkland
Residents' lounge and laundry

Landscaped communal gardens
Residents' Car Parking
Security entry system on main entrance
Lease : 125 years from 2014



**For more details or to make an appointment to view, please contact
Mandy Bolwell**



Total floor area 69.3 m² (746 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
England, Scotland & Wales		
EU Directive 2002/91/EC		

For Financial Year Ending:

31/12/25

Annual Ground Rent:

£441.00

Ground Rent Period Review:

TBC

Annual Service Charge:

£3939.32

Council Tax Band:

E

Event Fees:

TBC Transfer

TBC Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



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