

## 43 Redwood Manor

Tanners Lane, Haslemere, Surrey, GU27 2PZ



**PRICE: Offers in excess of  
£190,000**

**Lease: 125 years from 1988**

### Property Description:

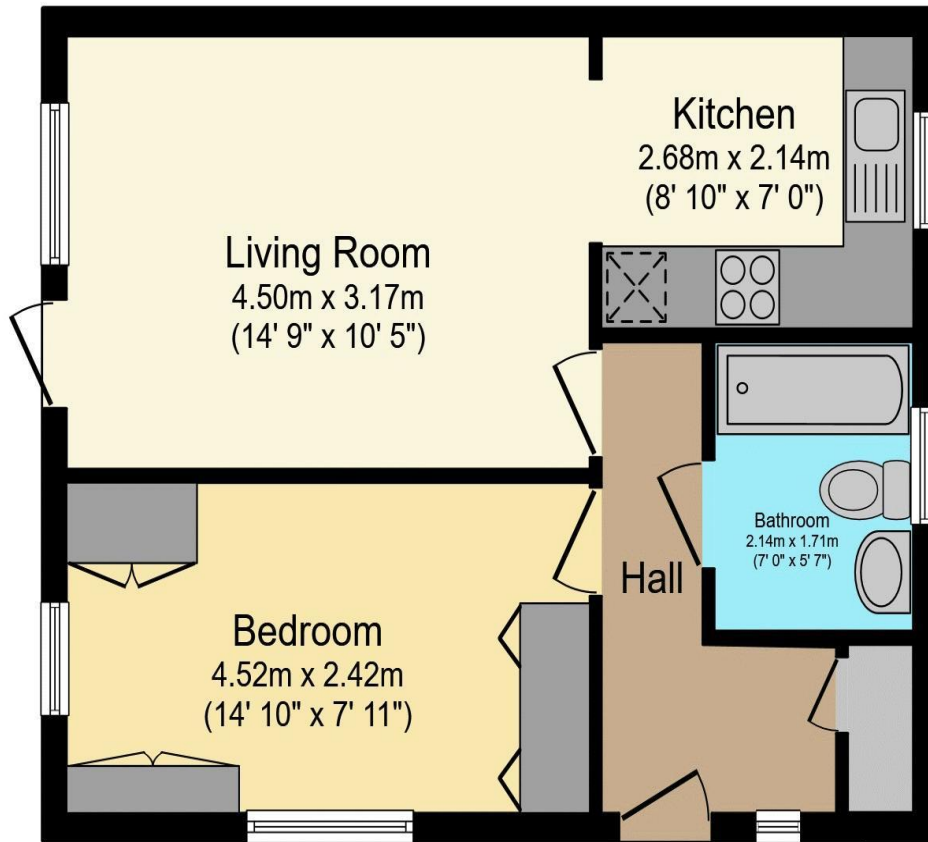
#### **A ONE BEDROOM SEMI-DETACHED RETIREMENT BUNGALOW**

Redwood Manor is a development which is centred around the original building on this site. There are 44 one and two bedroom apartments in the main block and The Manor, 6 mews style apartments and 4 one bedroom semi-detached bungalows. Redwood Manor was developed by McCarthy & Stone (Developments) Ltd. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. The apartments comprise an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

- Two Residents' lounges and a Guest Suite
- Two Communal Laundries
- Some residents parking
- Part conversion/Part Purpose Built
- Communal Satellite Dish (additional)
- Minimum Age 60
- Development Manager & 24 hour emergency Appello call system
- Mews style flats & bungalows
- Lease : 125 years from 1988



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



Total floor area 41.4 m<sup>2</sup> (446 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)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	56	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31.08.24**

**Annual Ground Rent:**

**£553.68**

**Ground Rent Period Review:**

**2031**

**Annual Service Charge:**

**£2259.20**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**0% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.