

**32 Homegreen House**

**Weyhill, Haslemere, Surrey, GU27 1HY**



**PRICE: £125,000**

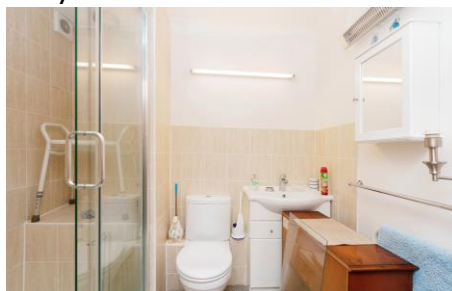
**Lease: 99 years from 1982**

**Property Description:**

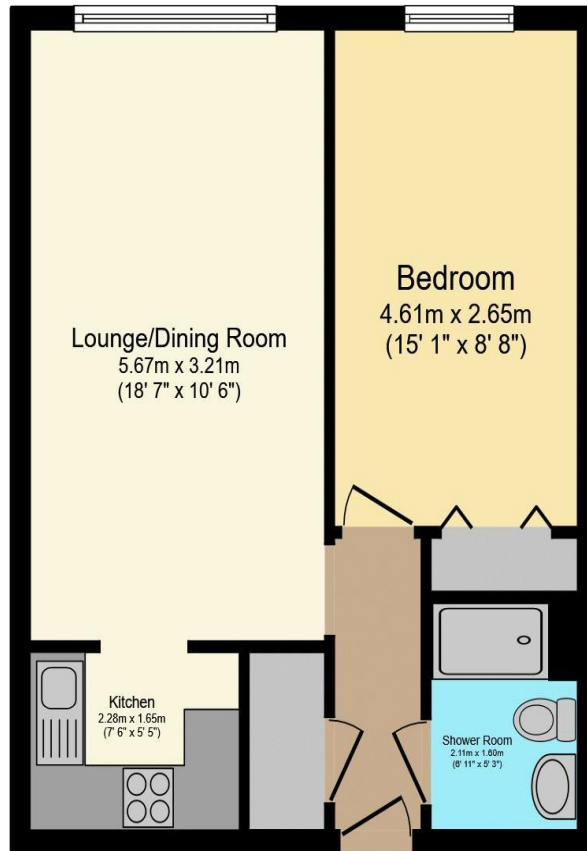
A REFURBISHED ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR Homegreen House was constructed by McCarthy & Stone (Developments) Ltd and comprises 51 properties arranged over 3 floors and served by lift to second floor. The visiting Development Manager can be contacted from various points within each property in the case of an emergency. The development is local to the Haslewey Community Centre, restaurants, hairdressers, local shops and library. Each property comprises an entrance hall, lounge, kitchen, one bedroom and bathroom. It is a condition of purchase that residents be over the age of 60 years.

Residents' lounge  
Communal Laundry and a Guest Suite  
Lift to first floor and second floor  
Communal Satellite Dish (additional fees apply)  
24 Hour Emergency Appello call System

Minimum Age 60  
Visiting Development Manager  
Communal Garden & Car Parking  
Lease: 139 years from 1982



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



Total floor area 44.2 m<sup>2</sup> (476 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+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            | 84                      | 86        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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**For Financial Year Ending:**

**31/08/25**

**Annual Ground Rent:**

**£334.24**

**Ground Rent Period Review:**

**2024**

**Annual Service Charge:**

**£4,317.06**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**0% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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Retirement Homesearch Limited, Registered Office:  
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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.