

**36 Homegreen House**

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



**PRICE: £135,000**

**Lease: 99 years from 1982**

**Property Description:**

A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT 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. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

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 : 99 years from 1982



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

## Flat

Approx. 41.7 sq. metres (448.5 sq. feet)



Total area: approx. 41.7 sq. metres (448.5 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(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			
England, Scotland & Wales		78	83
EU Directive 2002/91/EC			

For Financial Year Ending:

31/08/25

Annual Ground Rent:

£334.24

Ground Rent Period Review:

Next uplift 2024

Annual Service Charge:

£4,317.06

Council Tax Band:

B

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.