

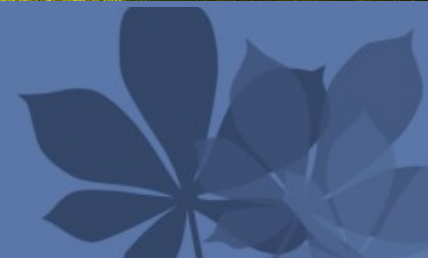


**Keats**  
independent estate agents

Haslemere

Guide Price:

**£99,950** Leasehold





# Haslemere

Guide Price: £99,950

Tanners Lane, Haslemere, Surrey, GU27 2PZ

An excellent one bedroom second floor purpose built RETIREMENT apartment, having LIFT FACILITIES, conveniently located within a short level walk of the Town's amenities, which locally include the MAINLINE STATION and Town Meadow.



- Retirement Flat
- Double Bedroom
- Shower Room with WC
- South Facing Living Room
- Kitchenette
- Communal Lounges
- Communal Grounds
- Short Walk of Town
- Lifts To All Floors
- No Onward Chain

HASLEMERE is situated on the Surrey/Sussex/Hampshire borders. It has excellent road (44 miles via the nearby A3) and rail links (Waterloo approximately 55 minutes) to London and Heathrow and Gatwick Airports (via the A3/M25) are approximately 40 miles away with Portsmouth and the south coast being just over 20 miles distant. The town is protected by the hills of Hindhead, Blackdown and Marley, the majority of which is National Trust owned. Haslemere provides day-to-day shopping facilities (including Waitrose and a Marks & Spencer Food Hall) along with many boutique and specialist shops, a variety of bars, restaurants and coffee houses, the award winning Haslemere Educational Museum, churches of the principal denominations and an excellent range of schooling, both state and private. The Haslemere and The Edge leisure centres offer a wide selection of recreational facilities and golf can be enjoyed nearby at Liphook, Hindhead and Chiddingfold. The Georgian Hotel and Lythe Hill Hotel along with Champneys Forest Mere in nearby Liphook.

#### THE PROPERTY

41 REDWOOD MANOR is located on the second floor within the main building, being approached via a communal hall and lift, and has a most pleasant southerly front aspect, overlooking the grounds and the magnificent Redwood tree. The apartment comprises a double bedroom with built in wardrobe cupboards, having mirror fronted bi-fold doors, a shower room with wc, living room with ornate fireplace with coal effect electric fire and a kitchenette which has certain white goods included.

#### TENURE

Leasehold - 125 Years from 1st June 1988

Service Charge P.A. - £1,990.96 (payable in two half yearly instalments)

Ground Rent P.A. - £553.68 (payable in two half yearly instalments)

**LOCAL AUTHORITY :** Waverley Borough Council    **TAX BAND :** B

**TENURE :** Leasehold

**LEASE TERM :** 125 years - 90 years remaining

**GROUND RENT :** £553.66

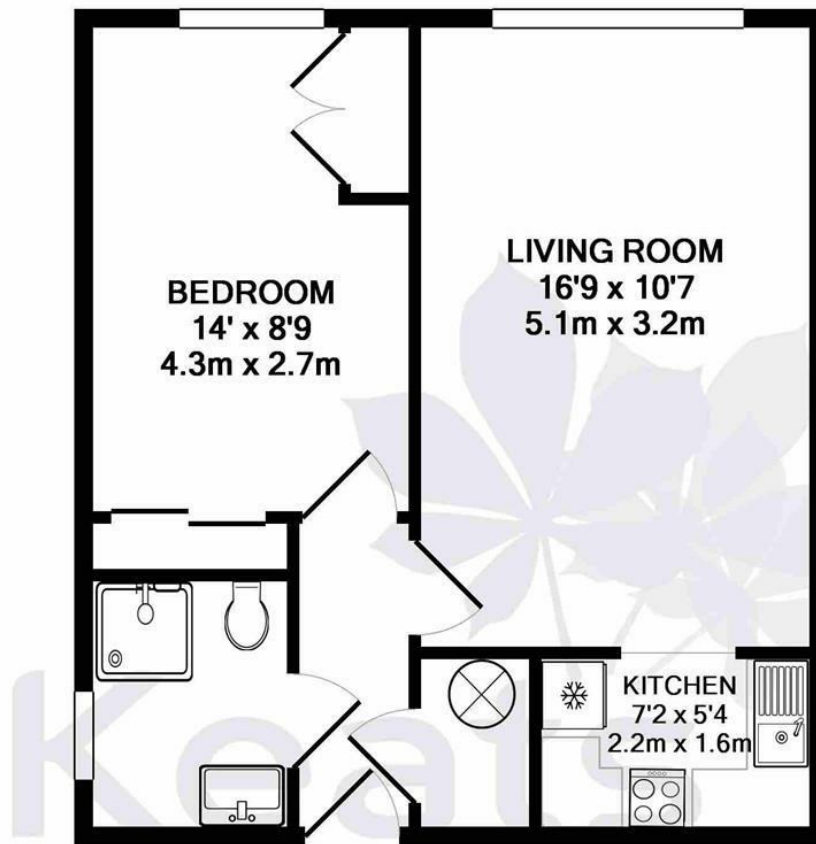
**SERVICE CHARGE :** £2,166.78

**DIRECTIONS :** From the southern end of Haslemere High Street (Town Hall) bear round to the right into Lower Street and continue on for about 0.25 mile and take the turning into Tanners Lane on the right. The entrance to Redwood Manor will be found after a short distance on the left and flat 41 will be found within the main building at the rear of the development.

**VIEWINGS :** Strictly by confirmed appointment with the Agents  
Office hours Mon-Fri 8.45am - 5.45pm, Saturday 8.45am - 4pm. JS 26/08/2021







TOTAL APPROX. FLOOR AREA 411 SQ.FT. (38.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**AGENTS NOTES**

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose.

Buyers are advised to obtain verification from their solicitors as to the Freehold/ Leasehold status of the property and any fixtures and fittings

These particulars do not constitute or form part of an offer or contract nor may they be regarded as presentations.

All interested parties must themselves verify their accuracy.

