

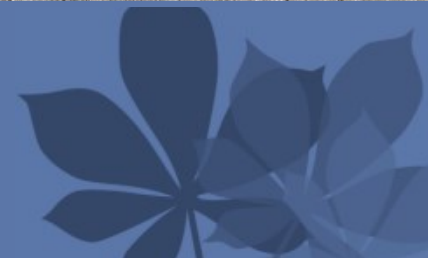


**Keats**  
independent estate agents

Tanners Lane, Haslemere

Guide Price:

£135,000 Leasehold





# Haslemere

Guide Price: £135,000

Tanners Lane, Haslemere, Surrey, GU27 2PZ

An excellent two bedroom first 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.



- Kitchen
- Dining Room/Second Bedroom
- Shower Room
- Short Walk of Town
- Communal Grounds
- Lounge
- Bedroom
- Lifts To All Floors
- Communal Lounges

## REDWOOD MANOR

Was created by McCarthy & Stone Ltd in the late 1980's, following the conversion of the former Oaklands Hotel and the construction of the new apartments. The scheme is most conveniently located within a short level walk of the Town's amenities, including Waitrose supermarket, the pretty Town Meadow, and the Main Line Station. Within the scheme are two residents lounges, laundries and a guest suite which is available for hire.

### 22 Redwood Manor

Is located on the first floor within the main building, being approached via a communal hall and lift. The apartment comprises a double bedroom with built in wardrobe cupboards, having mirror fronted bi-fold doors, a shower room with wc, separate dining room/second bedroom, living room with ornate fireplace with coal effect electric fire and a kitchen which has certain white goods included.

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.

**LOCAL AUTHORITY** : Waverley Borough Council

**TAX BAND** : C

**TENURE** : Leasehold

**LEASE TERM** : 90 Years Remaining

**GROUND RENT** : £664 PA

**SERVICE CHARGE** : £4,818 PA

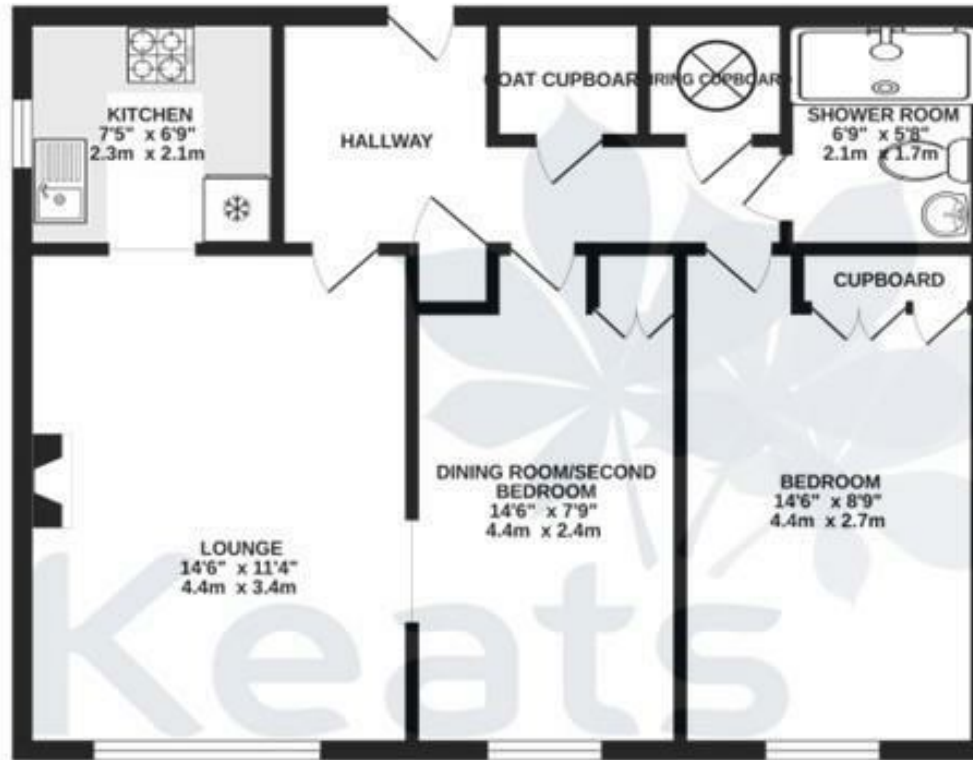
**DIRECTIONS** : From the southern end of Haslemere High Street (Town Hall) bear round to the right into Lower Street and continue on for about 0.25 mile and take the turning into Tanners Lane on the right. The entrance to Redwood Manor will be found after a short distance on the left and flat 41 will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





FIRST FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 589 sq.ft. (54.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the details contained herein, measurements of plots, distances, levels and any other details are approximate and no responsibility is taken for any error, omission or any discrepancy. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and specifications shown here are not guaranteed and no guarantee is given in their availability or efficiency can be given.  
 Made with Hoxpax v2022



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	87
(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

