

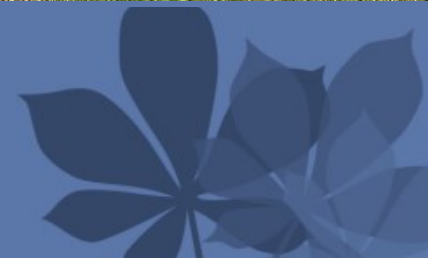


**Keats**  
independent estate agents

Tanners Lane, Haslemere

Guide Price:

**£70,000** Leasehold





# Haslemere

Guide Price: £70,000

Tanners Lane, Haslemere, , GU27 2PZ

A one bedroom first floor apartment in the popular Redwood Manor retirement development which is located within a short distance of the town centre and Haslemere mainline station.



- Retirement First Floor Apartment- minimum age 60
- Living Room
- Communal Gardens
- Communal Laundry
- Short Walk of Station

- One Bedroom with Wardrobe
- Kitchen
- Communal Lounges
- Short Walk of High Street
- Vacant Possession

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.

#### **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 Mainline Station. Within the scheme are two residents lounges, laundries and a guest suite which is available for hire.

#### **THE PROPERTY**

Is access via a communal entrance/ reception area. A lift gives access to the first floor and No 28. In the inner hall there is an airing cupboard with shelving and a hot water tank. The living room has an ornate fire surround and a fitted electric fire. An arch opens to the kitchen with a range of kitchen cupboards and spaces for fridge and oven. The bedroom has a built in mirror fronted wardrobe cupboard.

**LOCAL AUTHORITY :** Waverley Borough Council

**TAX BAND :** B

**TENURE :** Leasehold

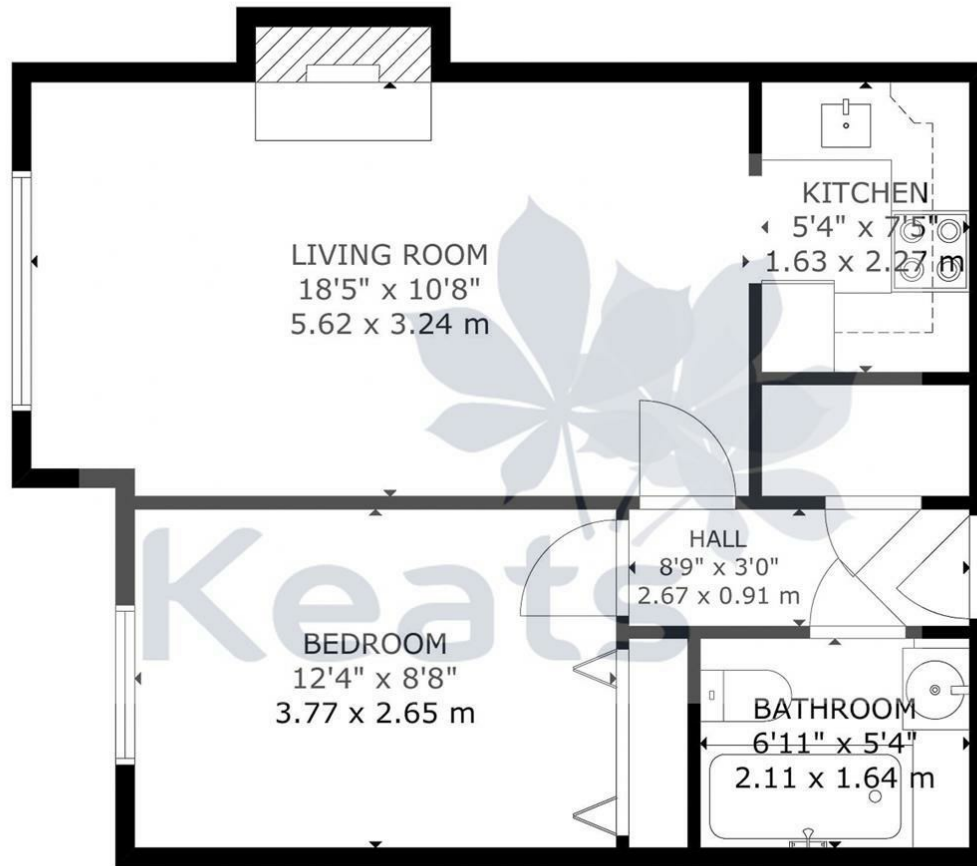
**LEASE TERM :** n/a

**GROUND RENT :** n/a

**SERVICE CHARGE :** n/a

**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 right hand turn into Tanners Lane. The entrance to Redwood Manor will be found after a short distance on the left and the access to the flat will be through the main reception area.

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



GROSS INTERNAL AREA  
TOTAL: 42 m<sup>2</sup>/454 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

## 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
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>86</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		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

