



Keats
independent estate agents

Church Road, Haslemere

Guide Price:

£465,000 Leasehold

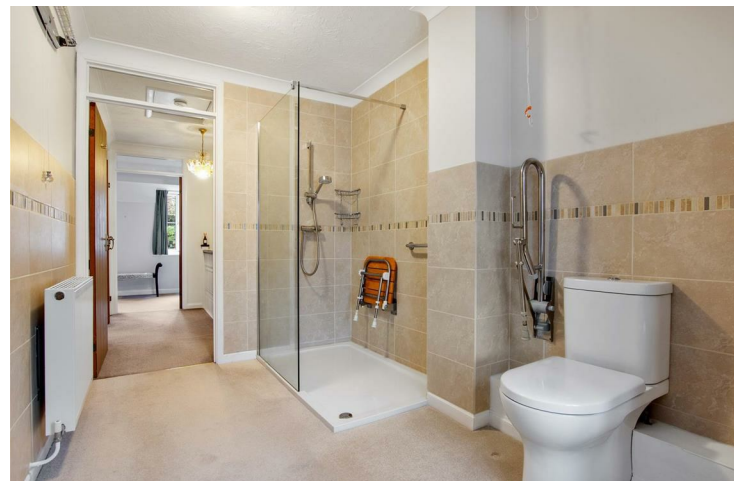


Haslemere

Guide Price: £465,000

Rosemary Court, Church Road, Haslemere, GU27 1BH

A wonderful opportunity to own an well-presented 2-bedroomed house on a corner plot in Rosemary Court, all within easy walking distance of Haslemere town centre.



- **Delightful 2 bed retirement house**
- **Kitchen**
- **Well laid out accommodation**
- **Favoured location**
- **One occupant must be over 60 years of age**
- **Sitting room and separate dining room**
- **Downstairs and upstairs shower room**
- **Stairlift**
- **Delightful communal grounds**
- **Parking**

The Property

Access to the property is via a level walk from the communal parking area. Upon arriving to Rosemary Court, No 1 stands as the first house on the right. A welcoming entrance hall guides you through to this thoughtfully presented retirement house. The ground floor boasts a south facing sitting room with a French door opening onto a sun terrace, along with a separate dining room. The front-facing kitchen offers a fine array of wall-mounted and base kitchen cabinets, complemented by built-in appliances. The property accommodates a downstairs shower room with sink, toilet and a shower cubicle.

On the first floor, there is a main bedroom featuring a built-in wardrobe. The bathroom includes a vanity unit, toilet and a spacious walk-in shower. Another double bedroom on this level includes a built-in wardrobe, a dressing area and an additional storage cupboard.

The current owner has meticulously maintained the property, incorporating upgrades such as double-glazed windows throughout, refurbished upstairs bathroom and updated sanitary ware in the downstairs shower room.

Residents of Rosemary Court can enjoy well-maintained communal gardens and grounds. All essential amenities are conveniently accessible in the nearby Haslemere town centre and the railway station is also within easy reach.

COMMUNAL FACILITIES/SERVICES

Alarm system connected to the House Manager/Care Centre, laundry rooms.

HASLEMERE is located on the borders of Surrey, Sussex, and Hampshire. It boasts excellent road access, with a distance of 44 miles to London via the nearby A3, and efficient rail links, allowing a quick 55-minute journey to Waterloo. The town is ideally positioned with access to the A3/M25 and it is only approximately 40 miles away from Heathrow, Gatwick, Portsmouth and the south coast just over 20 miles distant. Haslemere offers a picturesque setting and is shielded by the hills of Hindhead, Blackdown and Marley, the majority of which is owned by the National Trust. The town provides convenient day-to-day shopping amenities, including major retailers like Waitrose and a Marks & Spencer Food Hall. Additionally, there are numerous boutique and specialty shops, a variety of bars, restaurants, and coffee houses. Haslemere boasts the award-winning Haslemere Educational Museum and churches representing principal denominations. The town also offers a diverse range of schooling options, both state and private. For recreational activities, the Haslemere and The Edge leisure centres provide a wide selection of facilities, and golf enthusiasts can enjoy nearby courses in Liphook, Hindhead, and Chiddingfold. Accommodation options include The Coppa Club, Lythe Hill Hotel, and Champneys Forest Mere in nearby Liphook.

LOCAL AUTHORITY : Waverley Borough Council

TAX BAND : F

TENURE : Leasehold

LEASE TERM : 62 years remaining

GROUND RENT : Peppercorn

SERVICE CHARGE : £3,507,44

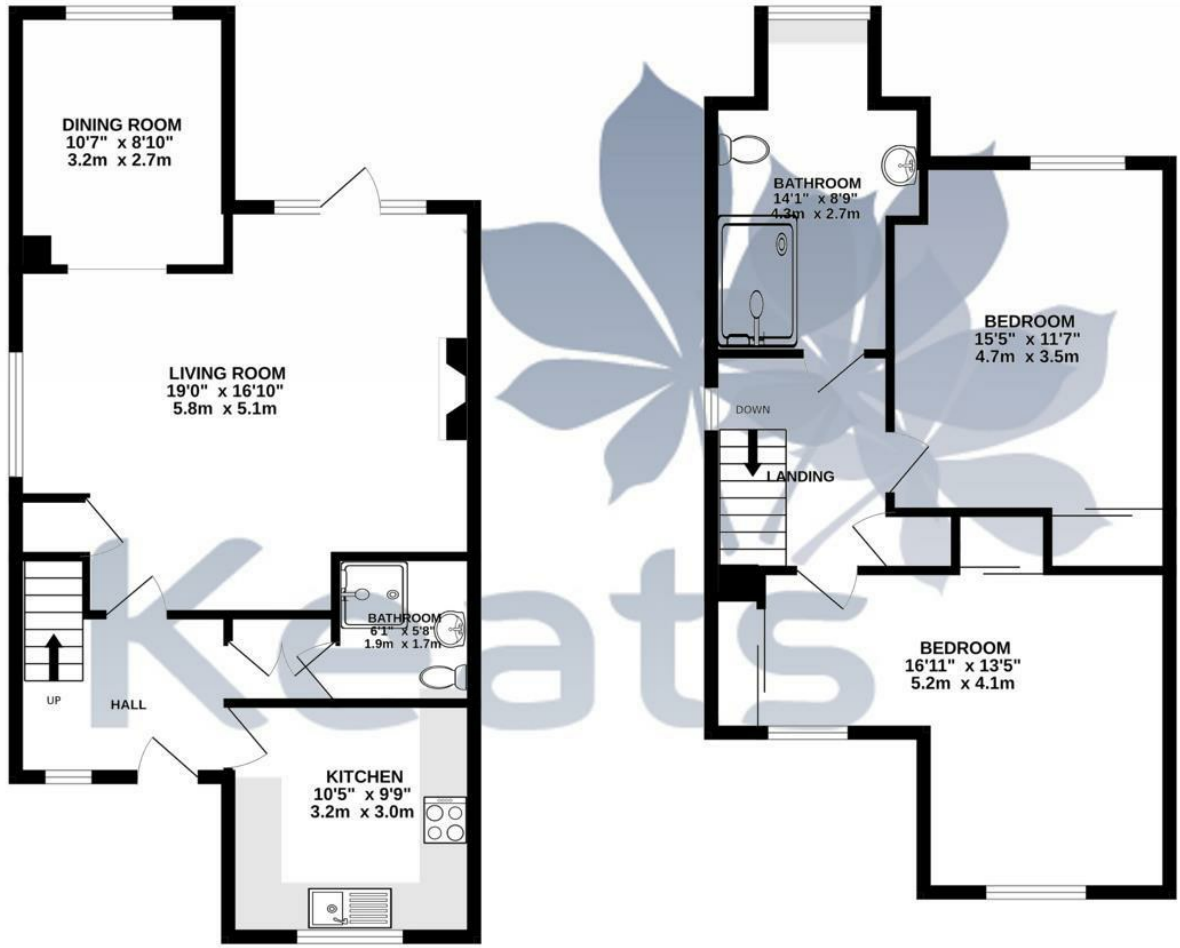
DIRECTIONS : From our office in the centre of Haslemere High Street proceed north turning left into West Street continuing past Waitrose and Haslemere Hall turning right on the sharp left hand bend over the railway bridge and first left into Church Road where Rosemary Court will be found on the right hand side after about 50m.

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



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1215 sq.ft. (112.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Made with Metroplex ©2024



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

