

# 5 Summerhouse Court

Headley Road, Grayshott, GU26 6UJ

Peter Leete  
and Partners

ESTATE + AGENTS



GROUND FLOOR RETIREMENT FLAT IN VERY GOOD ORDER  
AND SITUATED CLOSE TO THE VILLAGE CENTRE WITH WELL  
APPOINTED WET ROOM.  
NO ONWARD CHAIN

**Price Guide £95,000 Leasehold**



# 5 Summerhouse Court, Headley Road, Grayshott

## GROUND FLOOR RETIREMENT FLAT CLOSE TO THE VILLAGE CENTRE BEDROOM, WET ROOM, SITTING ROOM AND KITCHEN

### LOCATION

Grayshott affords level and generous shopping facilities well in excess of most local villages with many retailers including the nationally known Co-operative and Sainsbury's supermarkets. The village boasts a good range of restaurants, a public house, doctors surgery, two dentists, nationally known pottery and post office. A list of many of the local businesses and organisations can be seen at the village web site [www.grayshott.com](http://www.grayshott.com). Grayshott has also won on three occasions, Hampshire Village of the Year. More extensive shopping facilities are available at the nearby towns of Haslemere, Farnham and Guildford. Buses passing through the village serve Farnham, Aldershot, and Haslemere, the latter town with a main line station (4.5 miles) serving Waterloo in approximately 55 minutes and also Portsmouth on the South Coast. There are numerous beauty spots within easy reach to include The Devil's Punch Bowl, Ludshott Common and Frensham ponds.

### DESCRIPTION

Offered in good decorative order with a floor area of 504 sq ft and conveniently situated close to the village centre with re-equipped WET ROOM with under floor heating and walk in shower. Fitted modern kitchen with slimline Bosch dishwasher, single oven, halogen four ring hob unit with diffuser over. The sitting room includes further fitted cupboards and integrated fridge freezer. Views over the courtyard.

**LOCAL AUTHORITY:** East Hampshire District Council.

**LEASEHOLD:** 99 years from 9<sup>th</sup> December 1994. Service Charge £318.80 from April 2024

**Council Tax Band:** A

**EPC Rating:** D

### CONDITIONS:

1. Purchasers must be at least 60 years of age.
2. The service charge includes the cost of a part time House Manager, water rates, buildings insurance, lift maintenance, use of the communal laundry room with washing and drying machines, communal courtyard style garden, cleaning of all the communal parts, external window cleaning, structural repairs, external redecoration, driveway, forecourt and management administration. Fire alarm testing, door entry system, regular buildings surveys and electrical testing to comply with legislation and Health and Safety issues. Yearly audited accounts. Each apartment also benefits from "Anchorcall" which provides a 24 hour monitoring service.

**SPECIAL NOTES:** Peter Leete and Partners and its Clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Peter Leete and Partners has not tested any services, appliances, or facilities. Purchasers must satisfy themselves by inspection or survey. Peter Leete and Partners is a member of The Property Ombudsman scheme and acts in accordance with their code of practice.

Approximate Gross Internal Area = 46.8 sq m / 504 sq ft

