

# 12 Summerhouse Court

Headley Road, Grayshott, GU26 6UJ

Peter **Leete**  
and Partners

ESTATE + AGENTS



FIRST FLOOR RETIREMENT FLAT IN VERY GOOD ORDER  
AND SITUATED CLOSE TO THE VILLAGE CENTRE WITH WELL  
APPOINTED SHOWER ROOM. EXTENDED LEASE WITH 160 YEARS REMAINING.  
NO ONWARD CHAIN

**Price Guide £85,000 Leasehold**



# 12 Summerhouse Court, Headley Road, Grayshott

## RETIREMENT FLAT CLOSE TO THE VILLAGE CENTRE BEDROOM, SHOWER 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 approximately 504 sq ft. The apartment enjoys views to the rear courtyard from the bedroom and living room. The well appointed kitchen includes an electric hob with base oven housing below and extractor hood over. There is space for a fridge and the kitchen benefits a window to rear aspect. The sitting room includes a feature bay window and a modern night storage unit heater. The bedroom affords fitted wardrobes and the re-equipped shower room is fully tiled with large walk in shower cubicle, low level wc and wash basin.

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

**LEASEHOLD:** lease has approximately 160 years unexpired. Commenced 27<sup>th</sup> January 1995 expiring 26<sup>th</sup> January 2184. 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.

