8 Summerhouse Court

Grayshott, Hindhead, Surrey GU26 6UJ

Peter Leete and Partners
ESTATE + AGENTS

REFURBISHED FIRST FLOOR RETIREMENT FLAT
SITUATED CLOSE TO THE VILLAGE CENTRE WITH RE-EQUIPPED KITCHEN AND SHOWER ROOM. OFFERED IN VERY GOOD ORDER.
EPC C

PRICE £100,000 LEASEHOLD

SITUATION

Grayshott affords level and generous shopping facilities well in excess of most local villages with many retailers including Co-operative and Sainsbury's supermarkets. The village boasts a good range of restaurants and cafes, a public house, doctor's surgery, social club and community library, post office, two dentists, opticians and nationally known pottery. A list of many of the local businesses and organisations can be seen at the village web site www.grayshott-pc.gov.uk For the active, the village boasts, a recreation ground, sports pavilion, tennis club, football and cricket clubs, a community Orchard and playgounds. Amenities within Grayshott have helped it win Hampshire Village of the Year on three occasions as well as numerous other awards. 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 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. There is nearby access to the Golden Valley and extensive protected National Trust woodlands.

DESCRIPTION

8 Summerhouse Court is a first floor retirement apartment and serviced via both stairs and a lift. The spacious living room has a westerly facing aspect over the driveway and parking area from the attractive bay window. Re-equipped high end kitchen units with both wall and base units the latter to include integrated slim line dishwasher. Siemens halogen hob unit with illuminated extractor hood over. Eye level Siemens oven, space and plumbing for washing machine and space for upright fridge freezer. Side window, frabke style sink and vinyl flooring. The shower room benefits an enclosed cubicle with electric shower, extractor fan, wash basin and wc all fitted to a high finish. The bedroom has fitted wardrobe and westerly aspect.

LOCAL AUTHORITY: East Hampshire District Council.

SERVICES: Mains water, electric and sewage.

Council Tax Band: A **EPC Rating**: C

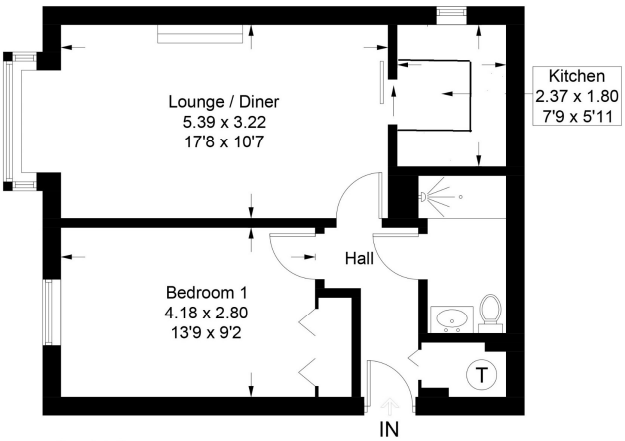
CONDITIONS:

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.

LEASE: 99 years dated 29th September 1993. Service Charge £366.00 from April 2026

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.

AML (Anti Money Laundering) - Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. We use a company Coadjute to facilitate these checks. A non returnable fee will be charged for each individual AML check conducted.



First Floor

Peter Leete and Partners
The Green, Headley Road, Grayshott,
Hindhead, Surrey GU26 6LG
email@pleete.co.uk

www.pleete.co.uk
t: 01428 604480

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. P796