# 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 £75,000 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 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

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 27th January 1995 expiring 26th January 2184. Service Charge £366.00 from April 2026

**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.

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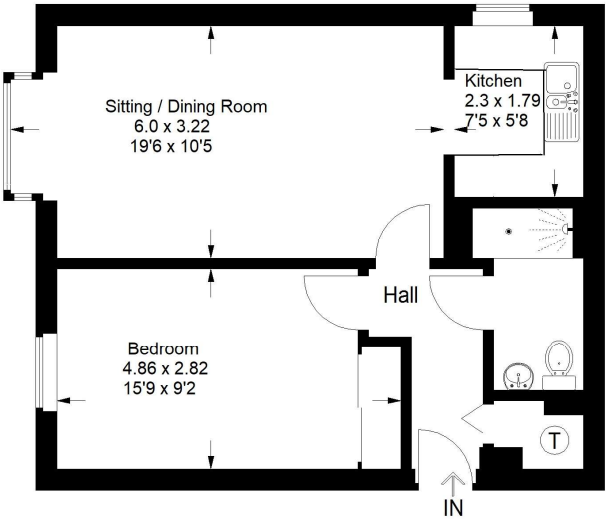


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