

17 Summerhouse Court

Grayshott, Hindhead, Surrey GU26 6UJ

Peter Leete
and Partners
ESTATE + AGENTS



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

PRICE £95,000 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 playgrounds. 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

17 Summerhouse Court is a second floor retirement apartment and serviced via both stairs and a lift. The spacious living room 18'9 x 10'7 has a easterly facing aspect. The re-equipped Kitchen 8' x 6' benefits both wall and base units with base electric oven with separate hob over and inset to the worksurface. There is space for an upright fridge and a sink inset to the worktop with drainer and mixer taps. The bedroom 15'6 x 9'7 also faces east and includes fitted wardrobes. The re-equipped shower room has a walk in shower, wash basin and low level wc. There is a storage cupboard in the hallway with hot water tank and fuse board. The whole of the flat is in very good decorative order.

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 24th September 1999. Service Charge £366.00 from April 2026

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