

# 16 Summerhouse Court

Headley Road, Grayshott, GU26 6UJ

Peter **Leete**  
and Partners

ESTATE + AGENTS



SECOND FLOOR RETIREMENT FLAT IN VERY GOOD ORDER  
AND SITUATED CLOSE TO THE VILLAGE CENTRE. BATHROOM WITH WALK IN  
BATH/SHOWER.  
NO ONWARD CHAIN

**Price Guide £100,000 Leasehold**



# 16 Summerhouse Court, Headley Road, Grayshott

## SECOND FLOOR RETIREMENT FLAT CLOSE TO THE VILLAGE CENTRE BEDROOM, BATHROOM, 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 500 sq ft. The apartment enjoys views to the front aspect. The well appointed kitchen includes a dishwasher and electric oven with electric hob. There is space for a fridge and the kitchen benefits a window to side aspect. The sitting room affords sufficient space for a dining table. The bedroom affords fitted wardrobes and the bathroom enjoys a walk in bath with separate electric shower over, low level wc and wash basin.

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

**LEASEHOLD:** 99 Years from 31<sup>st</sup> March 1995. Service Charge £318.80 from April 2024 .

**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.

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