

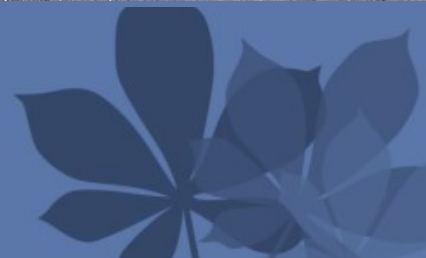


Keats
independent estate agents

Haslemere

Guide Price:

£285,000 Leasehold

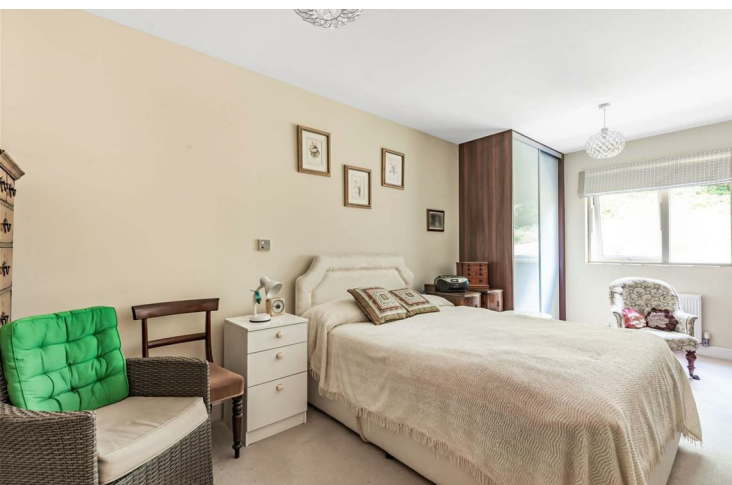


Haslemere

Guide Price: £285,000

Wallis Court, Haslemere, Surrey, GU27 1AS

Wispers Park retirement village is a development of luxury apartments set in acres of beautiful parkland with a stunning period Grade II mansion as the centrepiece. The complex offers tennis court, laundry facilities and landscaped gardens. This first floor apartment is accessed by lift or stairs and has an open treetop outlook and has been superbly maintained. The luxury fitted kitchen has built in appliances and from the sitting/dining room a door opens to a pleasant Juliet balcony which offers lovely views. There are two double bedrooms and two bathrooms including an ensuite shower. There is also allocated and visitors parking.



- **Exceptionally high specification apartment in a retirement village**
- **Two double bedrooms**
- **Two bathrooms**
- **Open plan living room incorporating**
- **Sitting area, dining area and kitchen**
- **Laundry facilities**
- **Communal grounds**
- **Allocated and visitor parking**
- **A short drive of Haslemere and station**

HASLEMERE is situated on the Surrey/Sussex/Hampshire borders. It has excellent road (44 miles via the nearby A3) and rail links (Waterloo approximately 55 minutes) to London and Heathrow and Gatwick Airports (via the A3/M25) are approximately 40 miles away with Portsmouth and the south coast being just over 20 miles distant. The town is protected by the hills of Hindhead, Blackdown and Marley, the majority of which is National Trust owned. Haslemere provides day-to-day shopping facilities (including Waitrose and a Marks & Spencer Food Hall) along with many boutique and specialist shops, a variety of bars, restaurants and coffee houses, the award winning Haslemere Educational Museum, churches of the principal denominations and an excellent range of schooling, both state and private. The Haslemere and The Edge leisure centres offer a wide selection of recreational facilities and golf can be enjoyed nearby at Liphook, Hindhead and Chiddingfold. The Georgian Hotel and Lythe Hill Hotel along with Champneys Forest Mere in nearby Liphook.

THE PROPERTY

Wispers Park retirement village is a development of luxury apartments set in acres of beautiful parkland with a stunning period Grade II mansion as the centrepiece. The complex offers tennis court, laundry facilities and landscaped gardens. This first floor apartment is accessed by lift or stairs and has an open treetop outlook and has been superbly maintained. The luxury fitted kitchen has built in appliances and from the sitting/dining room a door opens to a pleasant Juliet balcony which offers lovely views. There are two double bedrooms and two bathrooms including an ensuite shower. There is also allocated and visitors parking.

LOCAL AUTHORITY : Waverley Borough Council **TAX BAND** : E

TENURE : Leasehold

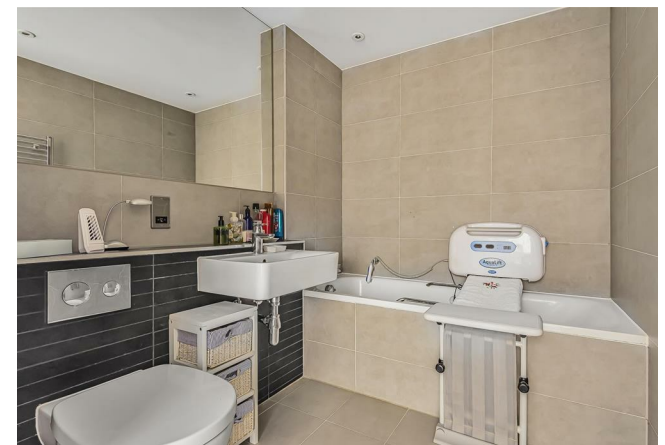
LEASE TERM : 125 years - remaining 117 years

GROUND RENT : £420 per annum

SERVICE CHARGE : £5,200 per annum

DIRECTIONS : From our office in Haslemere High Street turn right at the town hall and continue straight onto Lower Street. Continue passed the station and turn right under the railway bridge into Weydown Road. Continue along this road until the T junction at the top with High Lane. Turn left and then take the road on right marked Whispers Park. Continue along ignoring the first two left turnings you will pass two tennis courts. At the end of this road turn left and Wallis Court will be found on the right.

VIEWINGS : Strictly by confirmed appointment with the Agents
Office hours Mon-Fri 8.45am - 5.45pm, Saturday 8.45am - 4pm.

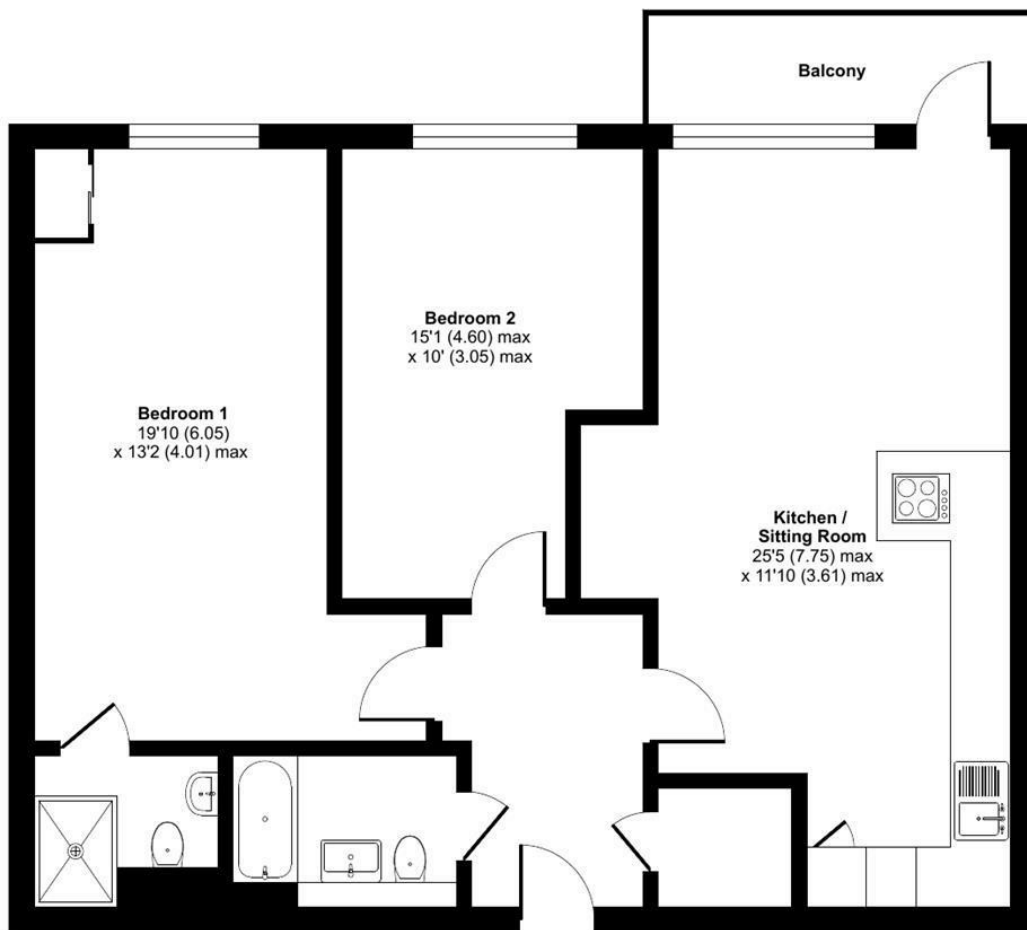




Wallis Court, Wispers Lane, Haslemere, GU27

Approximate Area = 832 sq ft / 77.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Movewise. REF: 878226



AGENTS NOTES

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose.

Buyers are advised to obtain verification from their solicitors as to the Freehold/ Leasehold status of the property and any fixtures and fittings

These particulars do not constitute or form part of an offer or contract nor may they be regarded as presentations.

All interested parties must themselves verify their accuracy.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

