

warren ■
powell-richards

3 Ash Grove | £125,000

Fernhurst | Haslemere | GU27 3HL

Beautifully presented one bedroom ground floor retirement flat with direct access to the garden, conveniently located for the village centre.



Flat 3 Ash Grove, Fernhurst

Approximate Gross Internal Area = 45.0 sq m / 484 sq ft

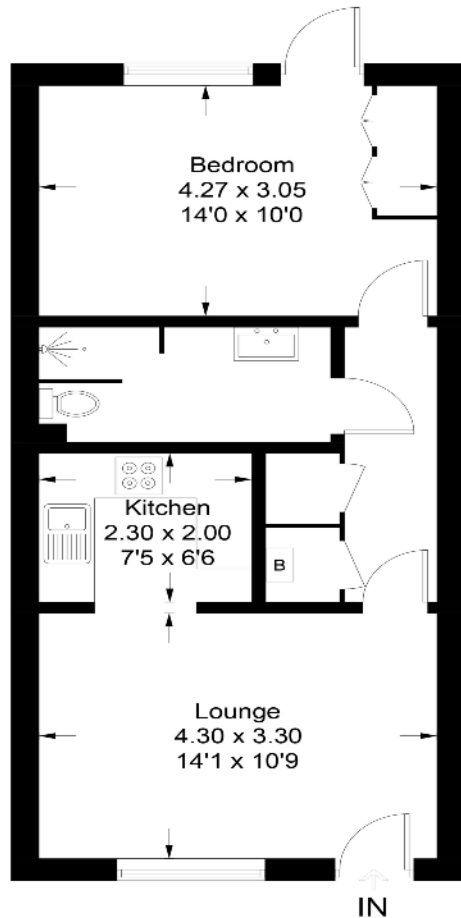


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID750949)

DESCRIPTION: A beautifully presented ground floor retirement apartment with light and bright rooms enjoying a quiet location. The apartment has been well maintained including refitting the bathroom with a wonderful suite including a walk in shower and thoughtfully decorated throughout. There are built in wardrobes in the bedroom and good storage cupboards, large airing cupboard and a relatively new Gas fire Worcester Bosch boiler. At the front of the building there is a communal parking area enclosed by mature but well maintained shrubs and bushes.

FEATURES

- Light and bright ground floor apartment
- Sitting/dining room
- Kitchen
- Shower room
- 1 Double Bedroom with door opening onto patio and garden
- Gas central heating & double glazing
- Parking
- Communal garden
- On-site manager
- Residents must be over 60
- NO ONWARD CHAIN

LOCATION: Situated in a small close approximately 250 yards from Fernhurst village centre, which offers an excellent range of local amenities including a range of shops, doctors' surgery, church and public house. Haslemere lies c. 3 miles north and offers a thriving period town centre along with a rail link to Waterloo and a leisure centre. In addition, the countryside surrounding Haslemere is well known for its outstanding natural beauty. The coast is approximately 20 miles to the south, whilst there are a number of local golf courses and racing at Goodwood.

DIRECTIONS:

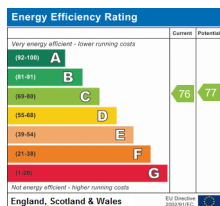
From Haslemere High Street proceed west onto Lower Street turning left into Shepherds Hill (A286) Midhurst Road. Stay on this road to Fernhurst. In the village centre turn right into Vann Road second left into The Leys and Ash Grove is first right.

SERVICE CHARGE: Ground rent £75 pa Maintenance charge £2,482.44 PA

LEASE 99 Years from Jan 1988

COUNCIL TAX: Chichester District Council Tax Band B

(Correct at time of publication and is subject to change following a council revaluation after a sale)



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