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9 Ash Grove | £120,000

Fernhurst | Haslemere | Surrey | GU27 3HL



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Fernhurst, Haslemere, Surrey, GU27 3HL

£120,000 Leasehold

- Haslemere town centre 3.3 miles
- Fernhurst village centre 250 yards
- Haslemere mainline train station 3.7 miles
- Guildford/Midhurst 17.8/5.4 miles
- A3 5.8 miles
- M25 25.4 miles

Ground floor two bedroom retirement flat, a short walk from the village centre

- Light and bright ground floor apartment
- Sitting/dining room
- Kitchen
- Bathroom
- 2 Double bedrooms
- Gas central heating & double glazing
- Parking
- On-site manager
- Residents must be over 60
- NO ONWARD CHAIN

DESCRIPTION

An attractive modern retirement apartment set in a small close of similar properties and within a short level walk of the thriving village shops and amenities of Fernhurst. The apartment has been carefully designed with an outlook over the communal gardens, light and bright rooms. Comprising two bedrooms, living room, kitchen, bathroom, and has good storage cupboards.



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, primary school, 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, providing opportunities for walking, including Blackdown and the Devil's Punch Bowl. The coast is approximately 20 miles to the south, whilst there are a number of local golf courses and racing at Goodwood.

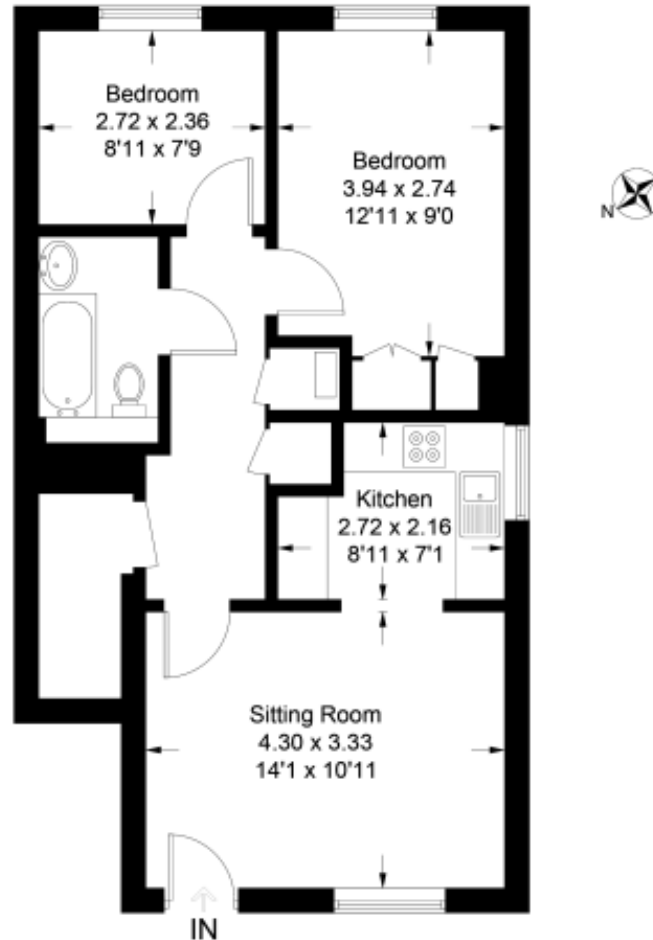
DIRECTIONS: From Haslemere High Street proceed west onto Lower Street turning left into Shepherds Hill (A286) Midhurst Road. Stay on this road to Fernhurst. In the village centre turn right into Vann Road second left into The Leys and Ash Grove is first right.

SERVICE CHARGE: Ground rent £150 pa
Maintenance charge £3089.76 PA 2021/22
Lease 99 Years from 1988

COUNCIL TAX: Chichester District Council -
Tax Band C

SERVICES: All mains services





Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID287162)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	82
England, Scotland & Wales		EU Directive 2002/91/EC	

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