

wpr.

21 Rosemary Court | £299,950

Church Road | Haslemere | Surrey | GU27 1BH



21 Rosemary Court, Church Road,
Haslemere, Surrey, GU27 1BH

£299,950 Leasehold (125 years from new)

- Haslemere town centre 0.28 miles
- Haslemere mainline train station 0.4 miles
- Guildford 14.0 miles
- A3 4.1 miles
- M25 22.0 miles

Fabulous retirement apartment set in a highly regarded development.

- No Onward Chain
- Quietly located apartment within a short walk of the town centre
- Light and bright apartment
- Comprehensively refitted kitchen
- Sitting/dining room with Juliet Balcony
- 2 Bedrooms & a refitted bathroom
- Security Entry phone

DESCRIPTION

Rosemary Court is an exceptionally sought after retirement development of houses and flats located in a quiet and extremely convenient location within walking distance of the town/ Waitrose, the station and the Health Centre. Rosemary Court is set within delightful communal gardens which are beautifully maintained. The apartment enjoys an east - west orientation with plenty of light during the day. The apartment is set on the first floor, accessed via its own front door and either by stairs or a stair lift. The accommodation comprises a bright sitting/dining room with 'Juliet Balcony', a refitted kitchen with appliances, 2 bedrooms and an updated bathroom.



Presented in excellent decorative order all the principal rooms enjoy an open outlook. There is parking at Rosemary Court and a manager is based on site.

LOCATION:

Set within walking distance of an excellent range of local amenities including the High Street, Waitrose, Haslemere Health Centre and Haslemere Station, which provides a frequent service to London Waterloo and Portsmouth. The A3 trunk road can be accessed at Hindhead. Haslemere is surrounded by extensive heathland mainly owned and maintained by the National Trust. There are numerous sporting and recreational facilities in and surrounding area including a number of golf courses, polo at Cowdray and racing at Goodwood.

DIRECTIONS

From our Haslemere office on the High Street turn into West Street. Follow the road passing Haslemere Hall then at the sharp left hand bend turn right over the railway bridge then immediately left into Church Road. The drive to Rosemary Court is the first on the right.

COUNCIL TAX -WBC Tax Band D

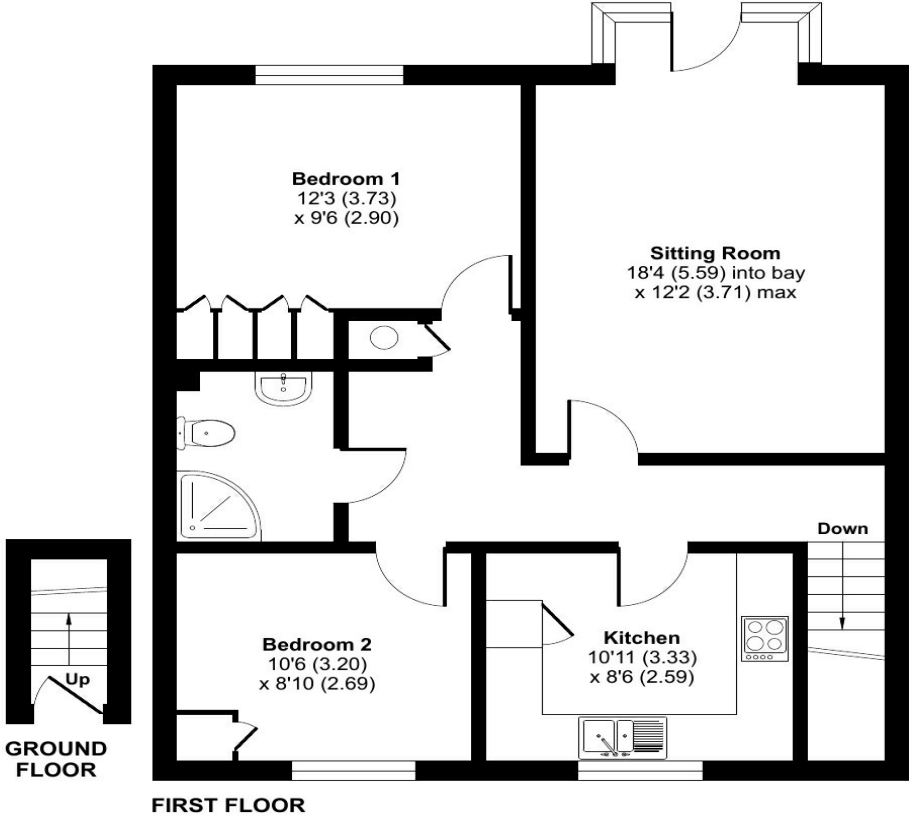
SERVICES - Mains Electricity and Water

Service Charge & GR - 2022 -£2,652 PA



Church Road, Haslemere, GU27

Approximate Area = 758 sq ft / 70.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Warren Powell-Richards. REF: 909934

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Office Locations: Alton • Farnham • Fleet • Godalming • Grayshott • Haslemere • London

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright. W1110