

wpr

# 13 Wallis Court | £250,000

Wispers Park | Haslemere | Surrey | GU27 1AS



**13 Wallis Court** Wispers Park, Haslemere, Surrey,  
GU27 1AS

£250,000 Leasehold (125 years from new 116 remaining)

- Haslemere town centre 1.0 miles
- Haslemere mainline train station 1.2 miles
- Guildford 14.5 miles
- A3 4.1 miles
- M25 22.9 miles

## Beautifully presented 1st floor retirement apartment, 2 bedrooms and 2 bathrooms

- Exceptionally high specification apartment in a retirement village
- Facilities including; communal lounge, landscaped grounds, laundry room, tennis court
- Open plan living room incorporating fitted kitchen, sitting room with door onto balcony
- Master bedroom and en suite shower room
- Bedroom 2/Dining room
- Bathroom
- Secure entry
- Allocated parking space and visitor parking

### DESCRIPTION:

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. This apartment has been beautifully maintained, the kitchen has built-in appliances and from the sitting room a door opens onto the balcony with views over communal gardens and woodland which supports an abundance of wildlife. There are 2 double bedrooms and bathrooms plus allocated and visitors parking.



### LOCATION

Haslemere town provides a comprehensive range of amenities including shopping facilities, and a mainline station providing a frequent service to London Waterloo in under the hour. In addition, the countryside surrounding Haslemere is well known for its outstanding natural beauty, providing opportunities for walking and riding 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, together with polo at Cowdray Park and racing at Goodwood.

### DIRECTIONS

From our Haslemere office on the High Street proceed west onto Lower Street, past the station, turning right immediately after the railway bridge into Weydown Road. At the T junction turn left into Inval Hill and the driveway for Wispers Park will be seen on the right. Continue along the narrow lane to the main car park.

### COUNCIL TAX

Waverley Borough Council      Council Tax Band E

### SERVICES

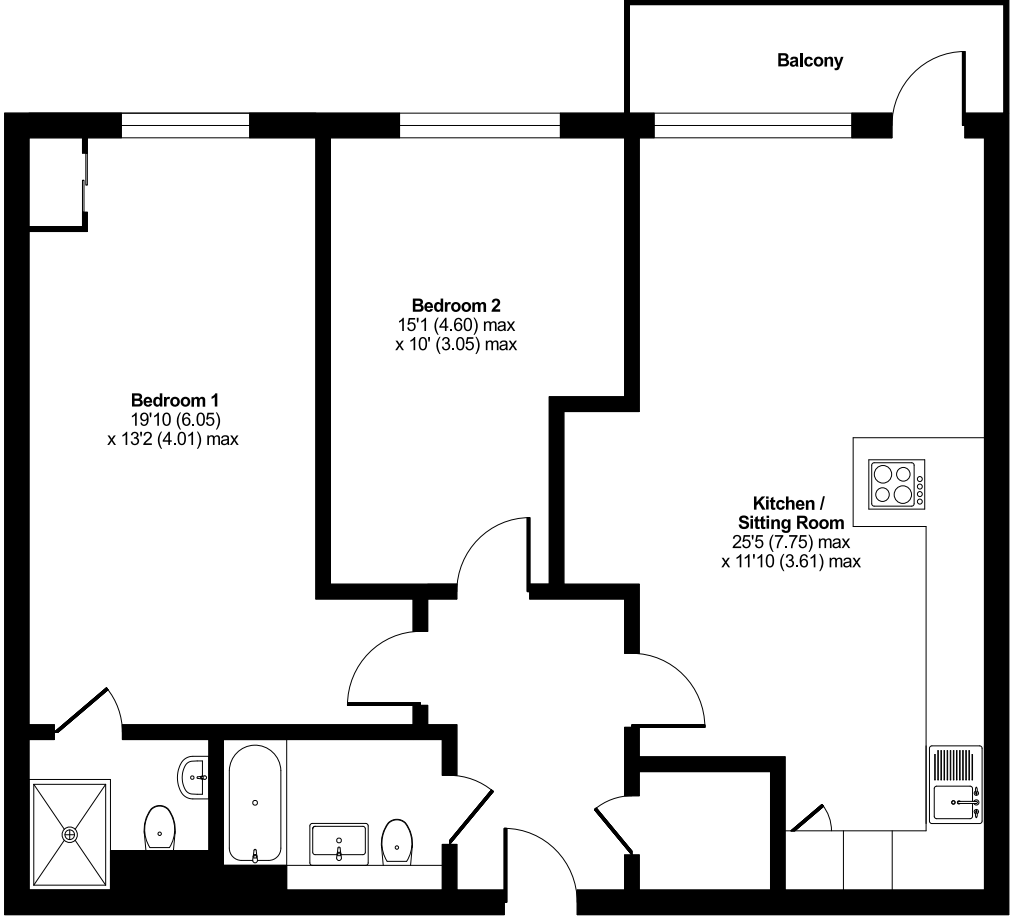
Mains electric and water	
2022 Ground rent	£420 per annum
2022 Service charges	£5,352 per annum



# 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). © nichecom 2022. Produced for Movewise. REF: 878226



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		79	79

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