

warren
powell-richards

5 Ash Grove | £159,950

Fernhurst | Haslemere | Surrey | GU27 3HL



5 Ash Grove

Fernhurst, Haslemere, Surrey, GU27 3HL

£159,950 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

A two bedroom retirement apartment within a short walk of the village centre

- Light and bright ground floor apartment
- Sitting/dining room
- Kitchen
- Refitted shower room
- 2 Double Bedrooms
- Gas central heating & double glazing
- Parking
- Direct access to communal garden with seating area
- On-site manager
- Residents must be over 60

DESCRIPTION

An attractive modern retirement apartment set in a small close of similar properties and within a short level walk of the thriving village and amenities of Fernhurst. The apartment has been carefully designed, with light and bright rooms.

Comprising two bedrooms, living room, kitchen, bathroom, and has good storage cupboards. Being on the ground floor the apartment enjoys direct access to the well maintained communal garden.



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: LEASE: 99 Years from Jan 1988
Ground rent £75 pa

Maintenance charge £2,600 PA

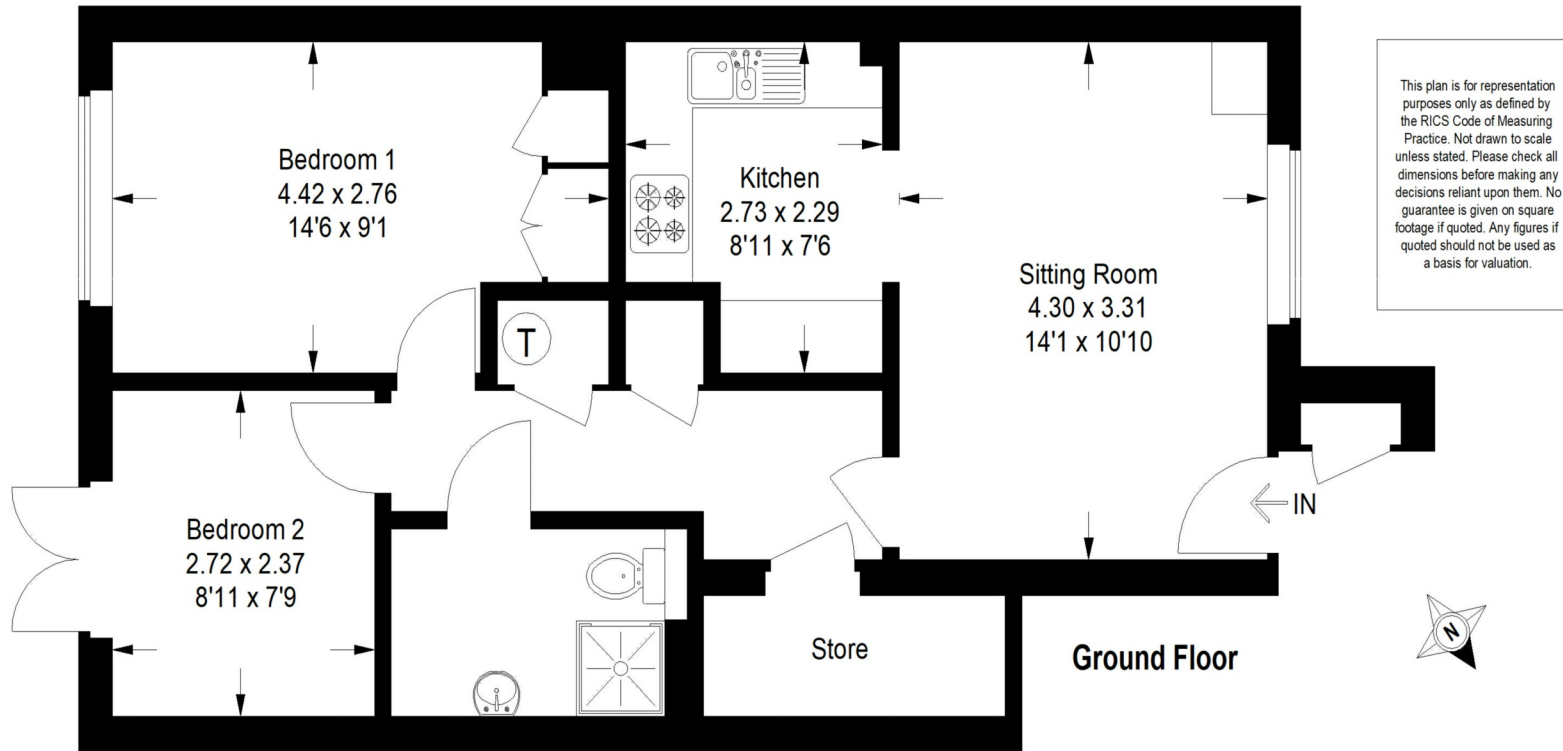
COUNCIL TAX: Chichester District Council Tax
Band D:

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



Ash Grove, Fernhurst

Approximate Gross Internal Area = 55.6 sq m / 598 sq ft
(Including External Cupboard)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	73	78
55-68	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 • Godalming • Grayshott • Haslemere •

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