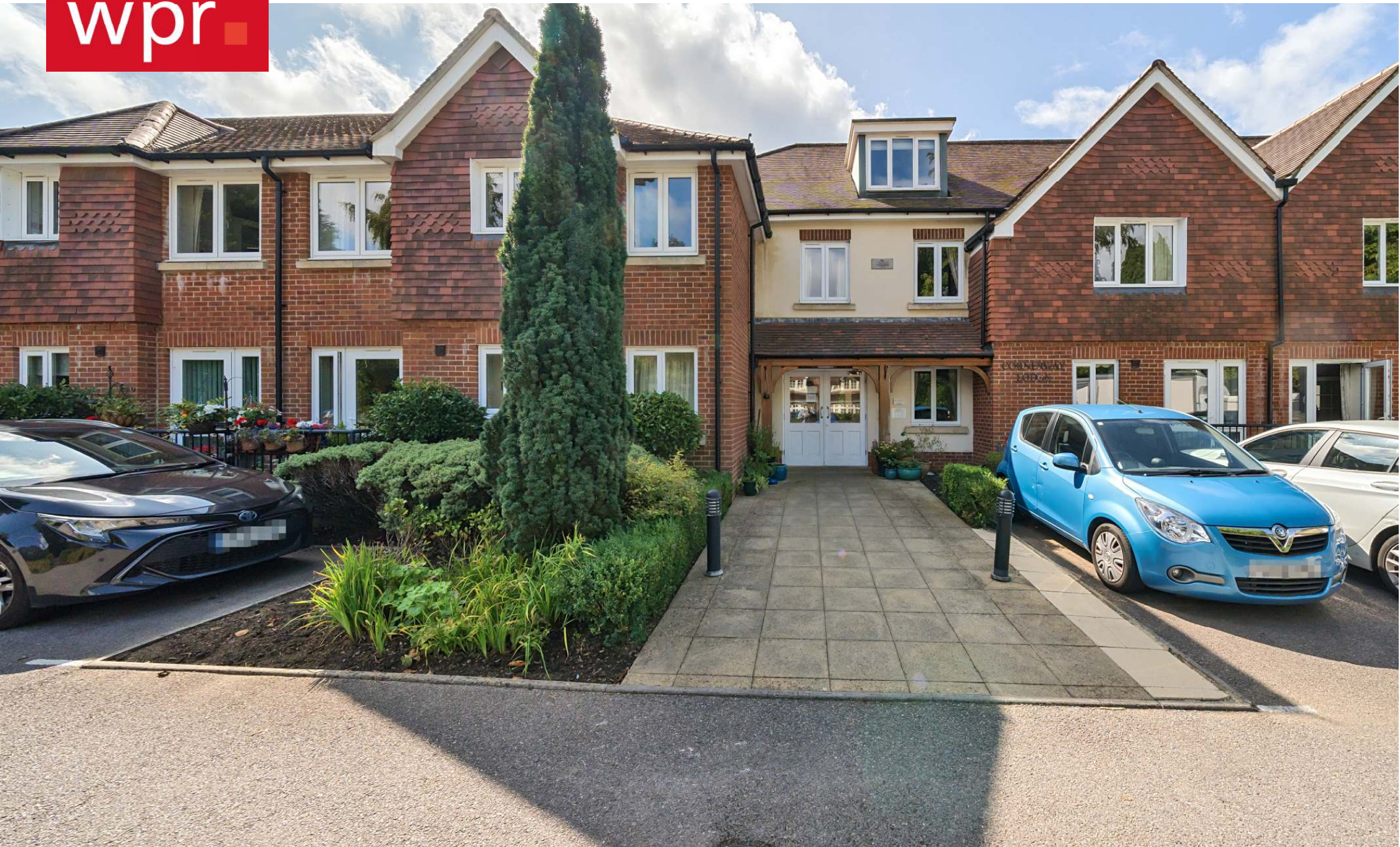


wpr

Flat 30 Cornerway Lodge

Hindhead | Surrey | GU26 6TN



Flat 30 Cornerway Lodge

Headley Road, Hindhead, Surrey, GU26 6TN

Leasehold

Generous one bedroom 2nd floor apartment in a luxury and highly regarded purpose built retirement complex. Residents lounge, communal lift and laundry room as well as stunning communal gardens. Close to Grayshott village amenities. Offered with no onward chain.

- Luxury retirement development in a prime village position, close to Grayshott's doctors' surgery, shops and amenities
- Built in 2010 by Churchill to a very high standard; a highly regarded provider of retirement living
- Secure entry phone/intercom system, careline facility (linked to the Ambulance service,) Lodge Manager office in entrance hall
- Communal residents' lounge with attached kitchen area opening onto the gardens
- Communal lift and laundry room (with three washing machines and three tumble dryers)
- Private front door opening into hallway
- Large L-shaped living room with feature fireplace (electric) and views over the garden
- Modern fitted kitchen
- Double bedroom with built in wardrobes
- Contemporary shower room
- Delightful communal gardens, beautifully landscaped to provide various areas of interest in addition to large patio area
- Dimplex electric radiators throughout
- On demand hot water provision
- Guest suite available to book through Lodge manager
- Residents' parking available by arrangement
- Available with no onward chain



LOCATION - Grayshott is a thriving, award winning village situated on the Surrey/Hampshire border, surrounded by National Trust woodlands, offering a wealth of individual shops and services which include; Post Office, village pub, social club, restaurants, cafes & takeaways, 2 small supermarkets, butcher, greengrocer, ironmonger, chemist, doctors, dentists, sports field with pavilion and tennis club. The larger towns of Haslemere and Farnham are within 5 miles and 10 miles respectively, offering high street shopping and main line rail connections to London in less than an hour. Access to the A3 is easy, with motorway style connections to London, the South coast and both principal Airports.

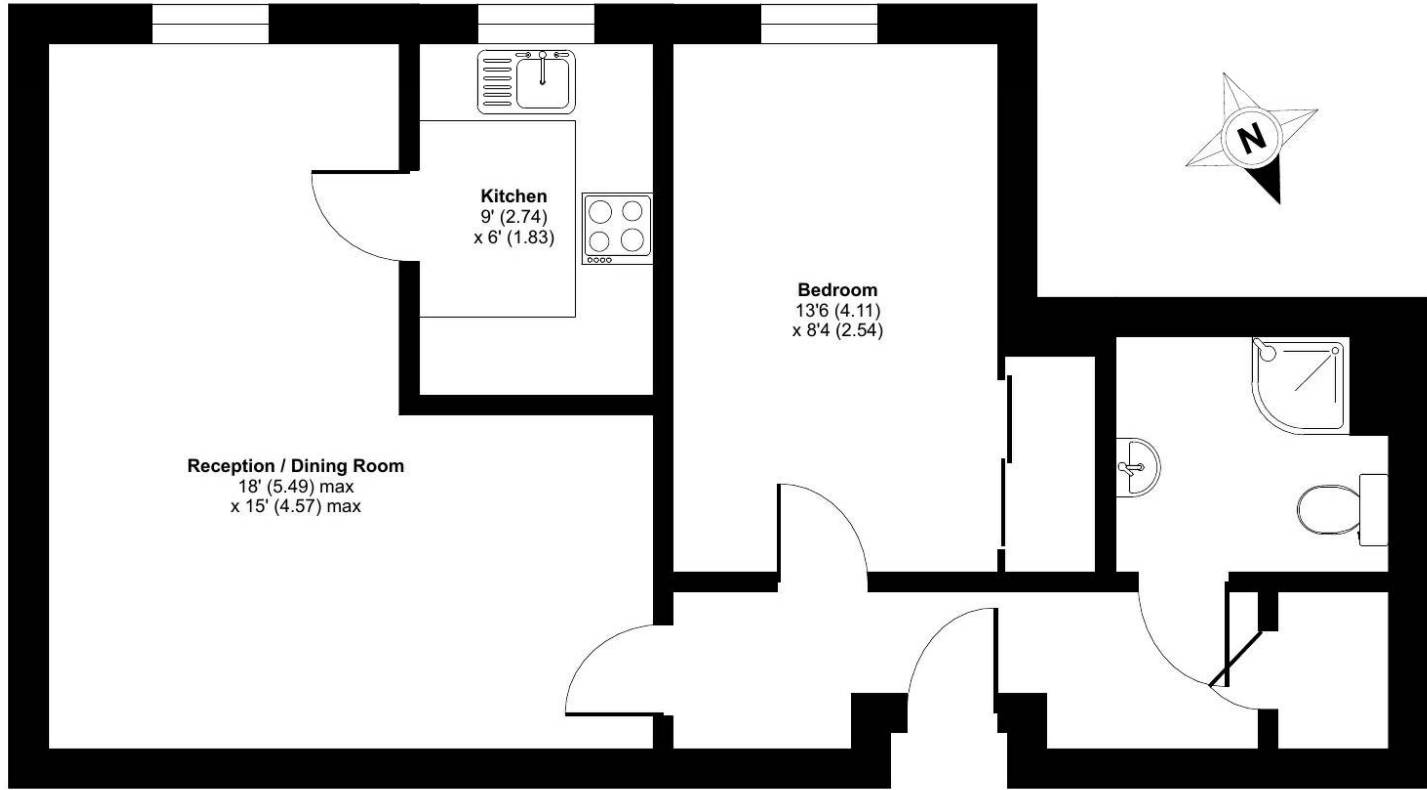
DIRECTIONS - From our office in Grayshott take the Headley Road towards Hindhead. Cornerway Lodge can be found after a short distance on the right hand side, just past the Village Hall and turning to Boundary Road.

COUNCIL TAX - Waverley Borough Council/Surrey County Council. Council Tax Band D (Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES - Mains electricity, water and drainage.

LEASEHOLD INFORMATION - 125 year lease from January 2010. Annual Service Charge of £3,368.64 (includes water and drainage costs, emergency call system, on-site manager and use of laundry room). Annual Ground Rent £606.78 pa. These are split into two half yearly payments.





GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlscom 2023. Produced for Warren Powell-Richards. REF: 1026106

Approximate Area = 543 sq ft / 50.4 sq m
For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92+)	B		
(81-91)	C		
(69-80)	D	69	79
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
Not energy efficient - higher running costs			

EU Directive 2002/91/EC
England & Wales
www.epc4u.com

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