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# Flat 9 Cornerway Lodge | £275,000

Hindhead | Surrey | GU26 6TN





## Flat 9 Cornerway Lodge

Headley Road, Hindhead, Surrey, GU26 6TN

£275,000 Leasehold

Luxury ground floor, two bedroom apartment in a purpose built retirement complex, enjoying direct garden access. Close to communal lift (for access to Guest Suite) and residents lounge, whilst away from the main road and entrance. 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; a highly regarded provider of retirement living, with recently refitted shower room
- Secure entry phone/intercom system, 24 hour careline facility (linked to the Ambulance service,) Lodge Manager office in entrance hall and Guest Visitor Suite
- Communal residents' lounge and attached kitchen area, opening onto the gardens, with regular social events
- Communal lift and laundry room (with three washing machines and three tumble dryers)
- Positioned within easy reach of the entrance and communal areas, whilst being set back from the road. Incredibly private with no one overlooking the apartment
- Private front door opening into hallway
- Generous sitting room with patio door opening onto a small patio and garden
- Fitted modern kitchen with integrated appliances including oven, electric hob, fridge freezer and washing machine; much better equipped than the standard flat in Cornerway Lodge
- Double bedroom with built in wardrobe and garden outlook
- Large 2nd bedroom/dining room with recently installed Sharpes wardrobe and 6 drawer chest of drawers
- Modern refurbished shower room
- Delightful communal gardens to the rear, beautifully landscaped to provide areas of interest
- Dimplex heaters throughout
- Residents' parking available by arrangement
- 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 village school incorporates both infants and juniors, whilst there are a large number of private schools and preschools. 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.

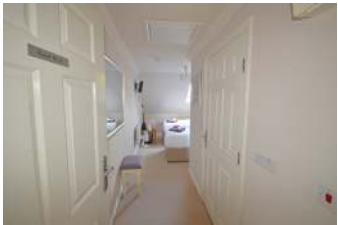
**COUNCIL TAX** Waverley Borough Council/Surrey County Council. Council Tax Band D (Correct at time of publication and is subject to change following a council revaluation after a sale)

**SERVICES** Mains electricity, water and drainage.

**LEASEHOLD INFORMATION** 125 year lease from September 2010. 6-monthly Service Charge for year ending 31st May 2023 £1,350.14 (£2,700.27 p.a.) includes water and drainage costs, emergency call system, on-site manager and use of laundry room. 6-monthly Ground Rent £303.39 (£606.78 pa)

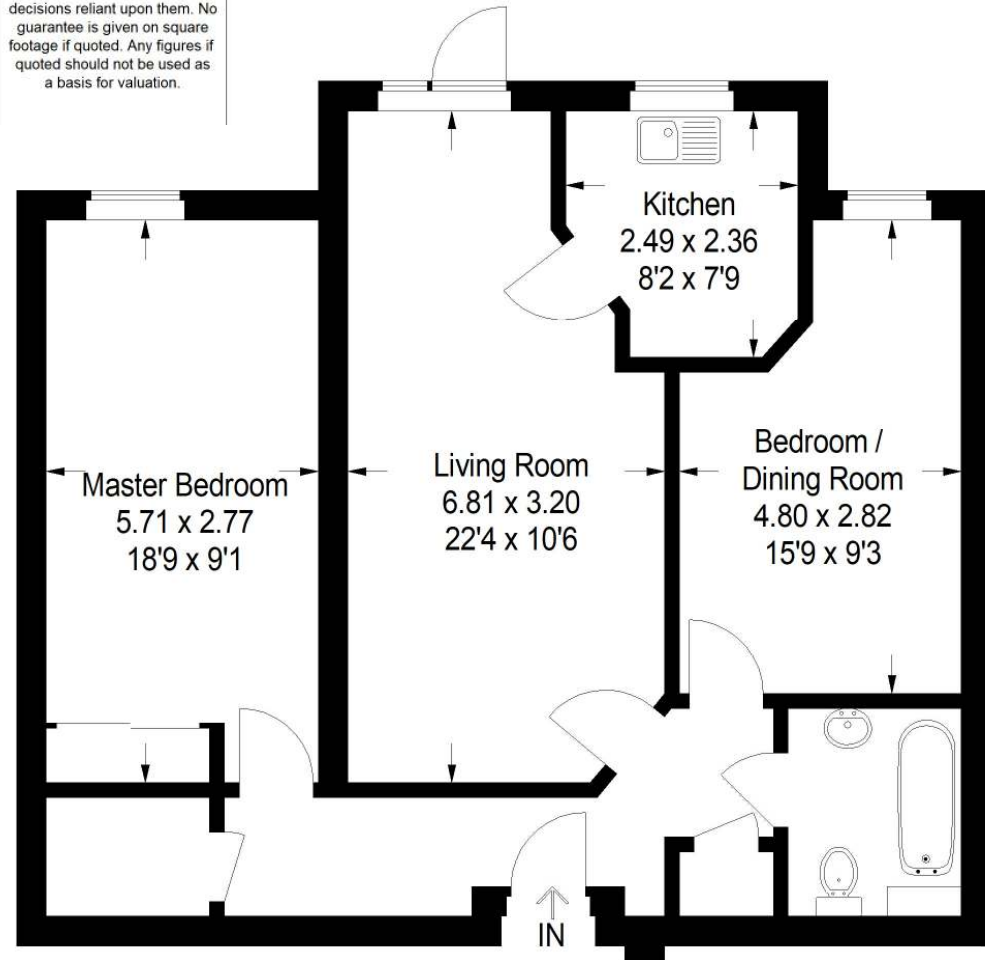






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Approximate Gross Internal Area  
69.8 sq m / 751 sq ft  
(estimated from unscaled plans)



Ground Floor

Office Locations: Alton • Farnham • 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			