

Flat 21 Cornerway Lodge | £160,000

Hindhead | Surrey | GU26 6TN

wpr



Flat 21 Cornerway Lodge

Headley Road, Hindhead, Surrey, GU26 6TN

£160,000 Leasehold

Luxury, immaculately presented, one bedroom apartment in a purpose built retirement complex. Close to communal lift and visitor guest flat. 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
- Situated on the 1st floor, accessed by lift or stairs
- 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 with storage cupboard
- Large double aspect living room with glazed door to the kitchen
- Modern fitted kitchen with a better than average range of drawers and cupboards, integrated oven and hob. It also benefits from an external window allowing natural light in.
- Generous double bedroom with built in mirrored double wardrobe. Plenty of space for occasional furniture
- Modern shower room
- Delightful communal gardens, beautifully landscaped to provide various areas of interest in addition to large patio area
- Dimplex electric heaters throughout
- Benefit of solar panel (for hot water)
- Guest suite available to book through Lodge manager
- 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 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.

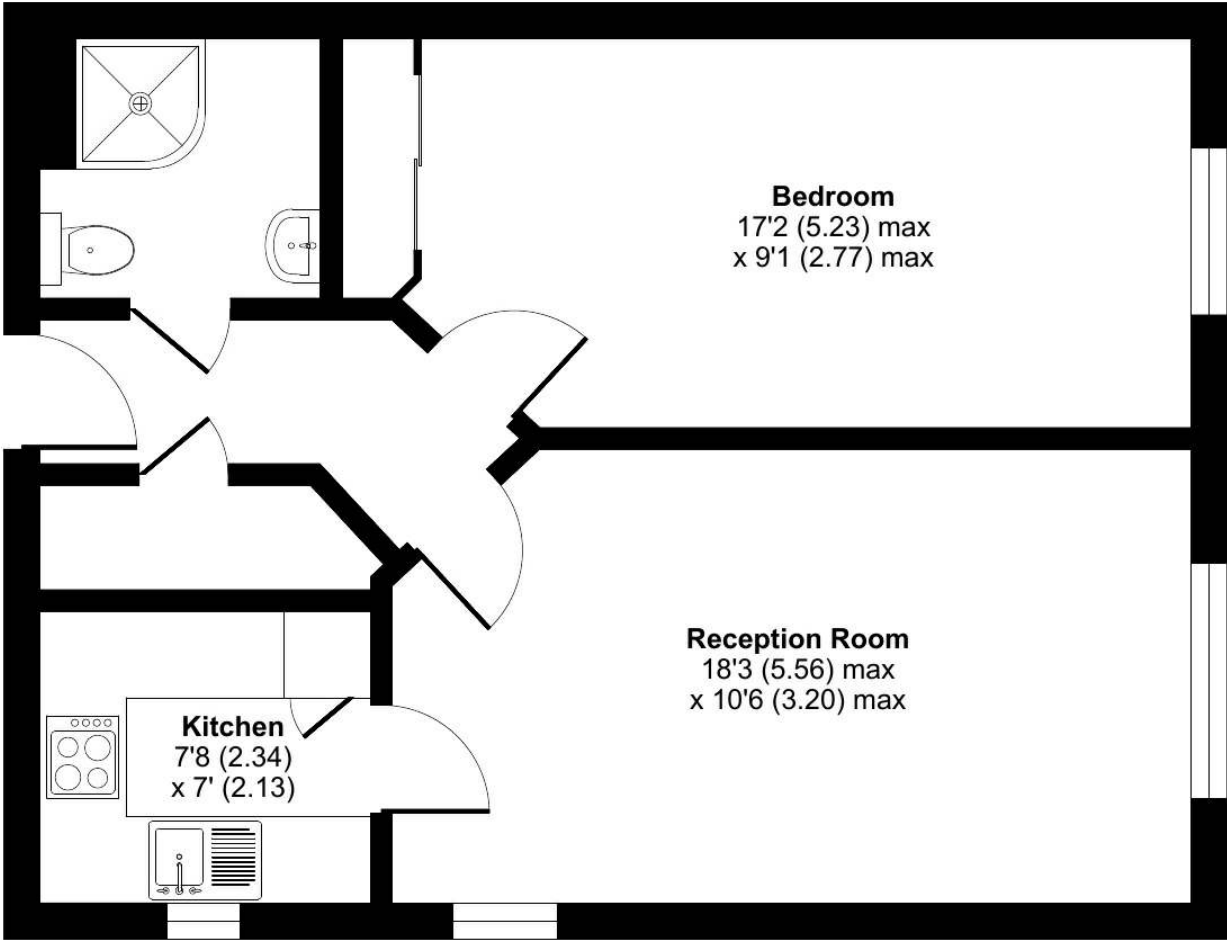
COUNCIL TAX - Waverley Borough Council/Surrey County Council. Council Tax Band D (Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES AND LEASEHOLD INFORMATION - Mains electricity, water and drainage. Solar panel (hot water). Remaining balance of a 125 year lease. 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)



Approximate Area = 533 sq ft / 49.5 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 2023. Produced for Warren Powell-Richards. REF: 966724



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	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			

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