



 kelway
law

Redwood Manor, Haslemere, GU27 2PZ

£175,000



Redwood Manor

At a glance:

- A lovely accessible retirement bungalow
- Living room with door onto a private patio
- Bright and airy sitting/dining room
- Resident and visitor parking
- Communal residents' lounges and laundry
- Close To Haslemere high street and station
- Re-decorated throughout.

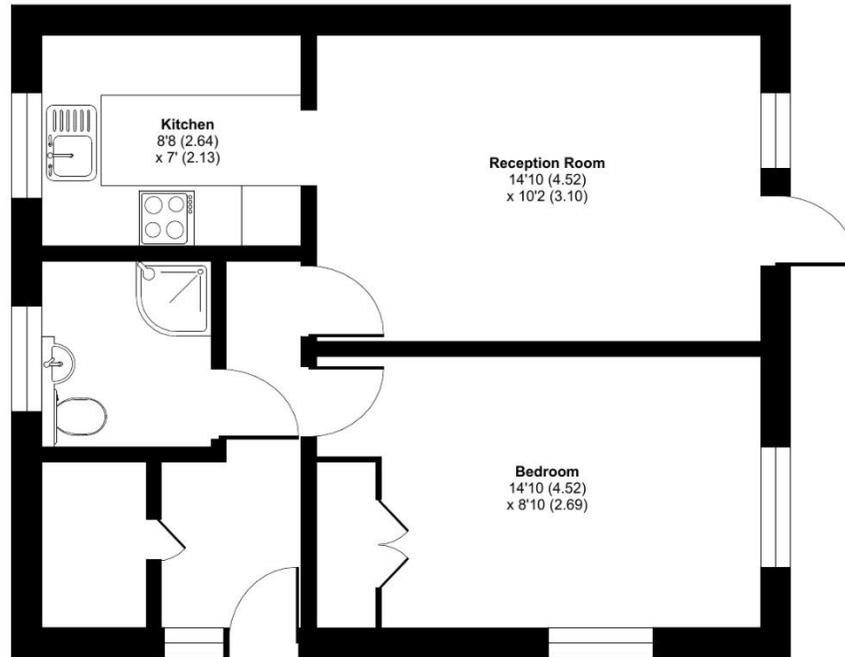
A delightful one double bedroom, one-bathroom semi-detached bungalow with access to the lovely communal gardens and grounds. Conveniently positioned within easy reach of Haslemere High Street and station. The exclusive development is overseen by a development manager with a 24-hour emergency Appello call system to provide a stress-free independent lifestyle.

The accommodation comprises an entrance hallway leading to a generous double bedroom with a built-in wardrobe, a bright open sitting/dining room with a glazed door to a private patio area, a kitchen and an accessible shower room.

Outside there are extensive and attractive communal gardens for the residents to use and enjoy in addition to the two residents' lounges and guest suite. There is also ample parking for residents and visitors.

Approximate Area = 472 sq ft / 43.8 sq m

For identification only - Not to scale



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Kelway Law Estate Agents. REF: 1039982

Haslemere & Surroundings:

Haslemere is a thriving market town and offers a wide and varied range of shopping facilities with many multiple and individual stores. There are a vast array of restaurants catering for most tastes, a range of coffee houses and the town is ideally located for the commuter with fast links to the airports and a station on the Portsmouth Waterloo line, giving access to London in approximately 55 minutes.

Haslemere is particularly well served with schools that are within walking distance and recreational facilities include The Herons Leisure Centre with its squash courts, gym and swimming pools and the South Coast is approximately 25 miles distance.

Additional Property Details:

Council Tax Band: C
Local Authority: Waverley
Services: Electric and mains water
Tenure: Leasehold
Lease Length: 91 years
Service Charge: £2260 pa
Ground Rent: £276.84



Agents Note:

Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the relevant information. Do so particularly if contemplating travelling some distance to view a property. The appliances mentioned have not been professionally tested

Viewings Arrangements:

Viewings are strictly by appointment with Kelway Law Estate Agents and can be booked by calling the local office or via our website www.kelwaylaw.co.uk

Referral fees:

Where we refer sellers and/or potential buyers to use the services of ancillary providers we receive a referral fee should you decide to use their services.

Conveyancing: We refer conveyancers from a panel selection and are paid a fee £200.00 for each transaction undertaken.

Mortgages: We refer to Gilmar Independent Financial Solutions and in doing so receive a payment the equivalent of 25% of the fee the broker receives in arranging the mortgage for you.

Are you selling locally?

Your property is our passion and we would be delighted to assist with your move. To book your free no obligation valuation call your local office or visit www.kelwaylaw.co.uk

Investment Purchase?

Buying a property to let then you'll need to know the in's and out's from rental value through to your legal obligations as a Landlord. Being members of Association of Regulated Letting Agents (ARLA) means that you can be sure of a professional knowledgeable person looking after your property.