





## Wispers Park

At a glance:

- Sought-after location of Wispers Park
- Two double bedrooms
- Master bedroom with en suite
- Dressing / Utility room
- Shower room
- Large sitting/dining room with access to balcony
- Fully fitted modern kitchen
- Resident's lounge, communal laundry room, gardens and tennis court
- 24-hour emergency call system.

A generously appointed and beautifully presented first floor retirement apartment, located in the sought-after location of Wispers Park, set within 25 acres of parkland grounds and use of a tennis court. The apartment has twin balconies, boasting stunning views overlooking the grounds.

Access through a communal entrance hall, stairs and a lift lead to the first floor with a communal seating area and laundry room. The apartment is decorated to a high standard and has modern fittings throughout.

When entering the apartment, the entrance hall leads to the spacious sitting room with access to a balcony with views over the grounds, a fully fitted kitchen, comprising granite worktops, a range of fitted units and integrated appliances.

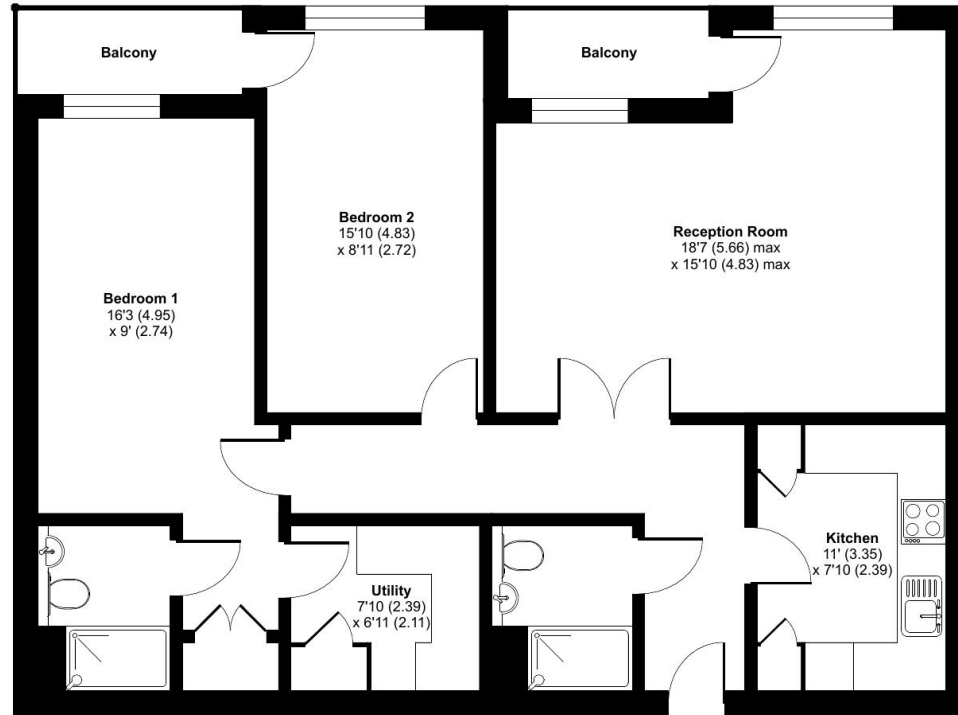
Bedroom 1 has an ensuite shower room (with walk-in shower), dressing/utility room with plumbing for a washing machine. Bedroom 2 has access to the second balcony. The main shower room is fitted with a modern suite and walk-in shower.

The large sitting/dining room opens out onto one of the balconies with views over the grounds. The apartment has one allocated parking space.



Approximate Area = 956 sq ft / 88.8 sq m

For identification only - Not to scale



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### 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: E  
 Local Authority: Waverley  
 Services: Electric and mains water  
 Tenure: Leasehold  
 Lease Length: tbc  
 Service Charge: tbc  
 Ground Rent: £420 pa  
 what3words: //incurring.reclaimed.scatters

**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](http://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](http://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.