

1 Wallis Court

Wispers Lane, Haslemere, Surrey, GU27 1AS



Offers in the region of
£270,000

Lease: 125 years from 2014

Property Description:

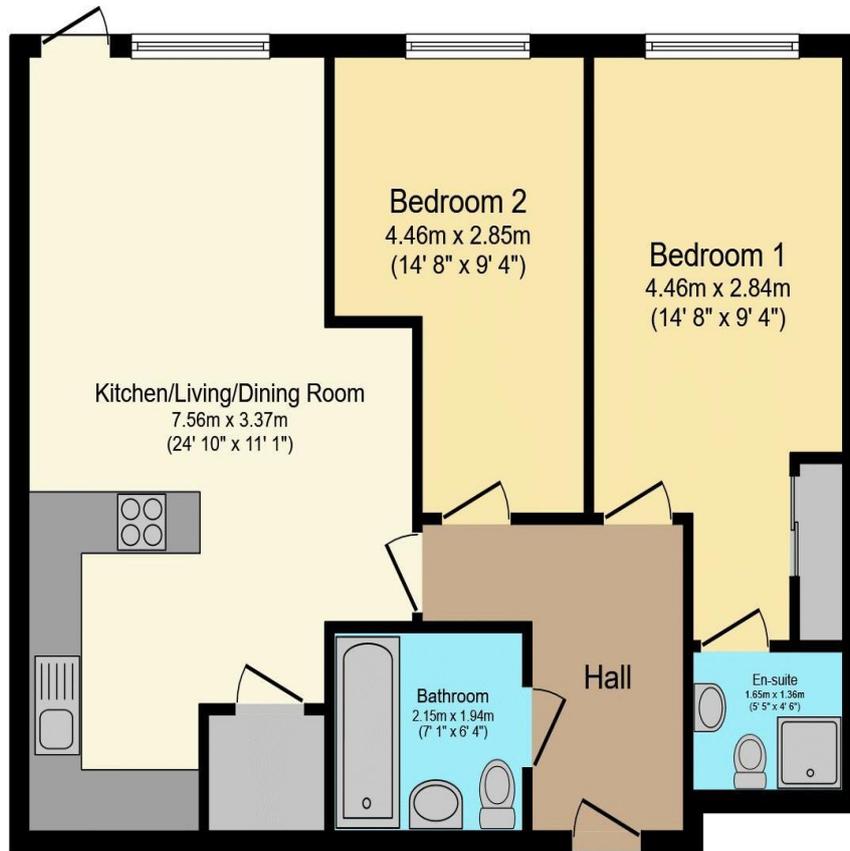
***BENEFITTING FROM ENCLOSED PRIVATE GARDEN* A VERY WELL PRESENTED TWO BEDROOM RETIREMENT APARTMENT ON THE GROUND FLOOR**

Wispers Park is a high end finish independent retirement living development set in 25 acres of county park in the stunning Surrey countryside. Situated between Keffold's Copse and Coombswell Copse, near Weydown Common, Wispers Park is just two miles north-east of the beautiful Surrey town of Haslemere. While it's beautifully landscaped gardens feel secure and private, it is just a short train ride or drive from London.. Staffed 24 hours-a-day, this luxurious development also offers a host of social and recreational opportunities as Oak Hall Country Club is situated on site. Services on offer there include: lounge, bar, bistro, tennis court, gym, spa and library. It is a condition of purchase that residents be over the age of 60 although in the case of a couple one maybe of a lower age. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Luxury retirement living for the over 60's
- Estates Manager, 24 hour staffing and Emergency call system
- Stunning setting in 25 acres of beautiful parkland
- Landscaped communal gardens
- Residents' Car Parking
- Security entry system on main entrance
- Lease : 125 years from 2014



For more details or to make an appointment to view, please contact
Mandy Bolwell



Total floor area 69.3 m² (746 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/12/24

Annual Ground Rent:

£441.00

Ground Rent Period Review:

TBC

Annual Service Charge:

£5,350.24

Council Tax Band:

E

Event Fees:

TBC Transfer

TBC Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.