Approximate Gross Internal Area
= 43.5 sq m / 468 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Seymours



5 Weycombe House, Wispers Lane, Haslemere, GU27 1AR

£80,000 Leasehold 110 years

A beautifully presented ground floor apartment situated within the Wispers park development, an attractive and secure retirement community specifically designed for the over 60s. Combining well proportioned open-plan living, a private terrace, stylish kitchen and shower room, excellent storage and a wonderfully peaceful setting within landscaped grounds, Weycombe House is set amid attractive landscaped grounds in a tucked-away position on the northern side of Haslemere.





Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
1	1	C	468sq/ft	1.2mi	Band D	£4850 per annum	£220 per annum

Lease Length – 110 years

Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £1150 PCM.

Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

Viewing - Strictly by appointment through Seymours Estate Agents, 35A High Street, Haslemere, Surrey, GU27 2JY.

Seymours

Your property partner for life

Offering well-proportioned and thoughtfully arranged accommodation, together with access to extensive communal facilities and beautifully maintained parkland, this impressive apartment provides a comfortable and convenient lifestyle in a peaceful setting.

The property is approached via the well-maintained communal areas and opens into a welcoming entrance hall, providing access to the principal rooms. At the heart of the apartment is a particularly appealing open-plan kitchen and living area, creating a light and sociable space which is ideal for both everyday living and entertaining. The living area benefits from doors opening directly onto a private terrace. This provides a lovely extension to the living space and an attractive spot to sit and enjoy the surrounding setting.

The apartment offers a spacious double bedroom which is well positioned to make the most of the peaceful outlook, with views extending towards the private terrace. The room provides ample space for bedroom furniture and benefits from plenty of natural light, creating a calm and comfortable environment. Completing the accommodation is a luxurious shower room, fitted to a high standard with a large glazed shower enclosure, WC and wash hand basin set within a useful built-in vanity unit. The room is finished with attractive tiling to both the walls and floor, giving it a contemporary and stylish feel.

Weycombe House forms part of Wispers Park, an established development set within acres of attractive communal parkland and landscaped grounds. The development has been thoughtfully designed to provide residents with both independence and a strong sense of community, while offering a range of facilities designed to make day-to-day life as easy and enjoyable as possible.

The development is situated on Wispers Lane, in a particularly desirable part of Haslemere, surrounded by the beautiful countryside and woodland for which this part of Surrey is renowned. Haslemere itself is a popular and historic market town, offering an excellent range of independent shops, cafés, restaurants and everyday amenities, together with a number of well-regarded cultural and recreational facilities. The town is also particularly well connected, with Haslemere railway station providing regular services towards London Waterloo, making it an attractive location for those wishing to enjoy a more peaceful setting without being too far from the capital.











