



Kings Road, Haslemere, Surrey
POA Leasehold - Share of Freehold

CLARKE  GAMMON

**FLAT 4 12 KINGS ROAD
HASLEMERE SURREY GU27 2QA**

POA

Brand new flat

Bathroom

Balcony

Allocated parking space

10 year guarantee

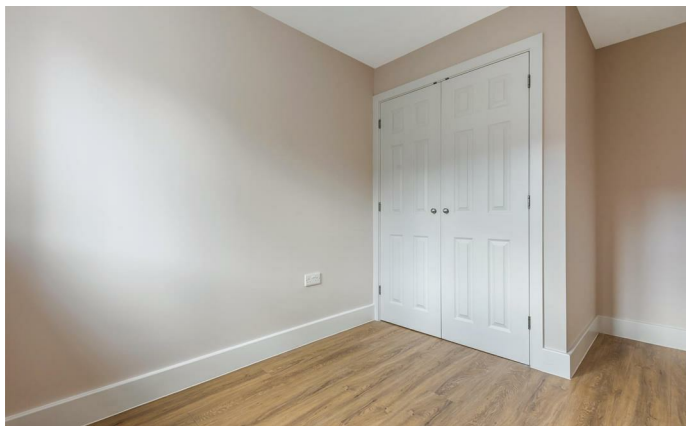
Two bedrooms

Open plan kitchen/sitting
room

High specification

Entry phone system

Ample storage



**A brand new two bedroom flat
finished to a high specification in
an extremely convenient location
close to Haslemere main line
station.**

THE PROPERTY

Flat 4 on the first floor features two bedrooms each with wardrobe cupboards, bathroom and kitchen/reception room with balcony off.

To the rear of the development is a smart brick paviour parking area with each flat having its own allocated space and a cycle/bin store.

Tenure: 999 year lease

Service charge: £300 per annum



SPECIFICATION

- ~Carpets to bedrooms
- ~Polyflor Camaro Sienna Oak flooring elsewhere
- ~Kitchens fitted with oven, hob, washing machine and fridge/freezer
- ~Fibre broadband up to 1GB, wired for SkyQ and BT points
- ~Entry phone system
- ~Ten year Buildzone guarantee

SITUATION

The flat is in an excellent position just a short walk to Haslemere main line station and a level 0.5 mile walk of the Town Centre. Also within walking distance are the shops and amenities in Weyhill which include Tesco and M & S Food and Haslemere Leisure Centre. Haslemere town centre offers a comprehensive range of shops including Waitrose, Boots, Space NK and W H Smith along with boutiques, restaurants, public houses and coffee bars including Costa. There are two hotels; The Georgian in the High Street and Lythe Hill which has a spa. There are two sports centres; The Edge and Haslemere Leisure Centre along with excellent sports facilities at Haslemere Recreation Ground and Woolmer Hill School. Golf can be enjoyed at several high quality courses nearby. The area is renowned for its excellent schools, both state and private. The main line station provides a fast and frequent service into London Waterloo in under one hour and the A3 can be accessed at the Hindhead Tunnel or Milford, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The whole area is surrounded by many acres of countryside much of it National Trust owned.

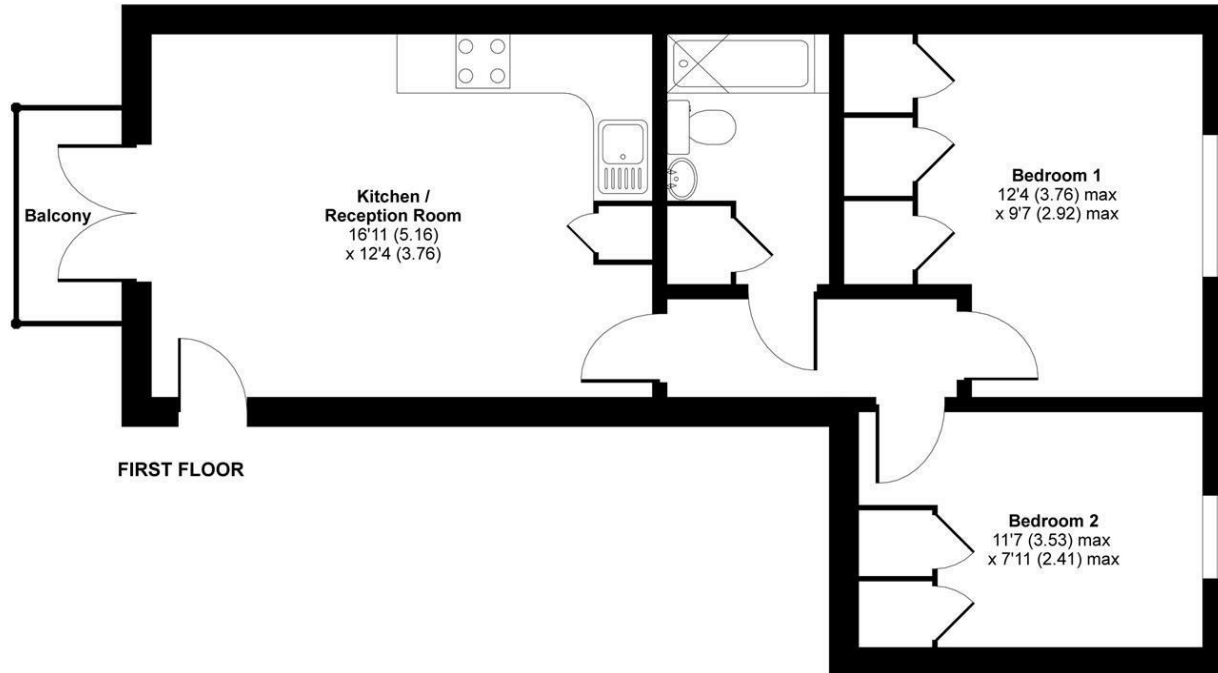
Main line station 0.2 miles
Weyhill shops and amenities on foot 0.4 miles
High Street on foot 0.5 miles
Haslemere Leisure Centre 0.5 miles
A3 access at Hindhead 3.5 miles

All distances approximate

Kings Road, Haslemere, Surrey, GU27

Approximate Area = 539 sq ft / 50 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Clarke Gammon. REF: 761935

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band to be confirmed

SERVICES

All main services, gas central heating

3rd January 2023 MPS/dr

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed south turning right behind the Town Hall into Lower Street taking the left hand turning into Kings Road immediately after the pedestrian crossing outside the railway station. The development will be found after a short distance on the right hand side.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

