



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

FLAT 3 12 KINGS ROAD HASLEMERE SURREY GU27 2QA

POA

Brand new flat	High specification
Two bedrooms	Two bath/shower rooms
Open plan kitchen/sitting room with balcony	Entry phone system
Fitted wardrobes and storage	Allocated parking space
10 year guarantee	Close to main line station



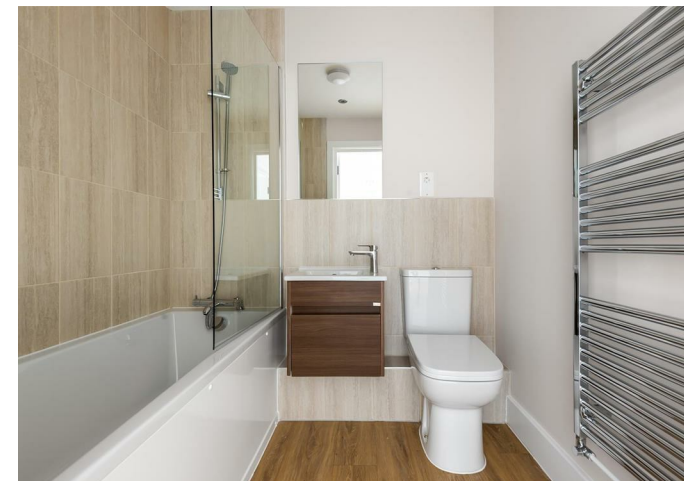
A small development of six one and two bedroom high specification flats in a fabulously convenient location just a few minutes walk from Haslemere main line station and Town Centre.

THE PROPERTY

Flat 3 on the first floor has two bedrooms with wardrobe cupboards and one having an en-suite shower room. There is a further bathroom and open plan kitchen/reception room opening out onto a balcony with glass balustrade.

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

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.

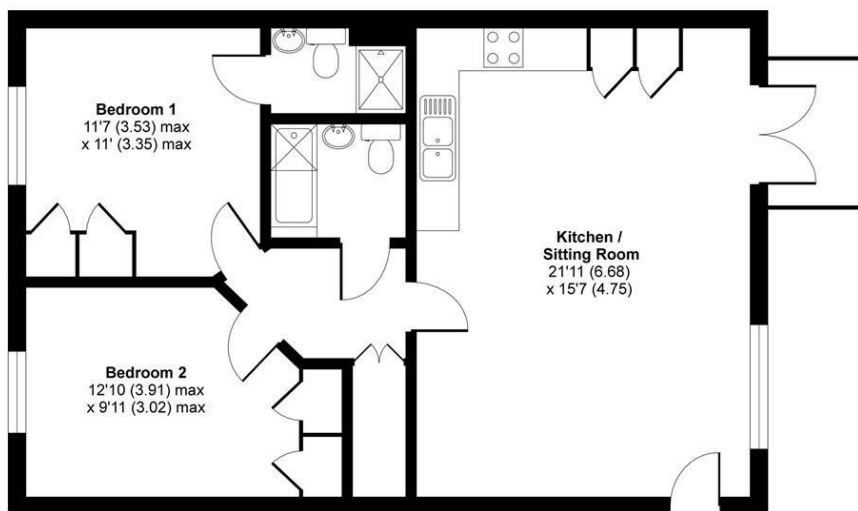
Main line station 0.2 miles
Weyhill shops and amenities on foot 0.4 miles
High Street on foot 0.5 miles
Haslemere Leisure Centre 0.5 miles
A3 access at Hindhead 3.5 miles

All distances approximate

Kings Road, ,Haslemere, Surrey, GU27

Approximate Area = 748 sq ft / 69.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Clarke Gammon. REF: 761933

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band to be confirmed

SERVICES

All main services, gas central heating, double glazing

3rd January 2023

MPS

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

