



FLAT 3 12 KINGS ROAD HASLEMERE SURREY GU27 2QA
GUIDE PRICE £355,000 LEASEHOLD - SHARE OF FREEHOLD

BRAND NEW FLAT

TWO BEDROOMS

OPEN PLAN KITCHEN/SITTING ROOM WITH BALCONY

FITTED WARDROBES AND STORAGE

10 YEAR GUARANTEE

HIGH SPECIFICATION

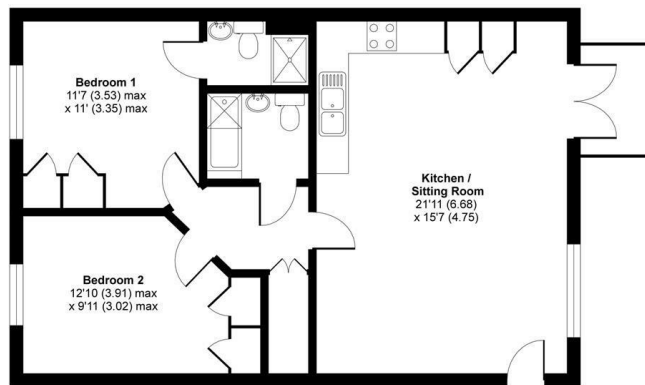
TWO BATH/SHOWER ROOMS

ENTRY PHONE SYSTEM

ALLOCATED PARKING SPACE

CLOSE TO MAIN LINE STATION

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



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

THE PROPERTY

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.

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 paviour parking area with each flat having its own allocated space and a cycle/bin store.

SPECIFICATION

Carpets to bedrooms | Polyflor Camaro Sienna Oak flooring elsewhere | Kitchens fitted with oven, hob, washing machine and fridge/freezer | Gas central heating and double glazing | Fibre broadband up to 1GB, wired for SkyQ and BT points | Entry phone system | Ten year Homezone guarantee

Tenure: 999 year lease

Service charge: £300 per annum

SITUATION

The flat is in an excellent position just a short walk to Haslemere main line station and a level 0.7 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.

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.

CG HASLEMERE OFFICE

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