



Flat 3, Kings Road, Haslemere, Surrey GU27 2QA
Share of Freehold

CLARKE  GAMMON
1919

FLAT 3 12 KINGS ROAD HASLEMERE SURREY GU27 2QA

Modern 2 bedroom flat build
in 2021

Open plan kitchen/living
room with balcony

Entry phone system

Gas central heating and
double glazing

2 double bedrooms with
wardrobes

Ensuite shower room and
main bath/shower room

Allocated parking space

Close to mainline station and
shops



A superb contemporary style spacious 2 bedroom flat with its own balcony, just a few minutes walk from Haslemere station and shops in Weyhill and Haslemere High Street.

THE PROPERTY

12 Kings Road is a small select development of just 6 flats completed towards the end of 2021. Flat 3 is located on the first floor and has a fantastic open plan kitchen/living room with double glazed doors onto its own balcony with a glass balustrade. The 2 double bedrooms enjoy a front aspect and both have fitted wardrobes with an ensuite shower room to bedroom 1, the hallway gives direct access to all the main rooms along with the main bath/shower room and a large walk in storage cupboard. The flat has the remainder of its 10 year build zone guarantee, double glazing, gas central heating, allocated parking space, entry phone system and fibre broadband.



OUTSIDE

The flats have a central arch and driveway leading to the car park to the rear with flat 3 having its own allocated parking space. The decked balcony is a particularly nice feature giving the flat its own bit of outside space with an elevated view to the woodland beyond. There is a communal entrance door with an entry phone system and stairs leading to the first floor.

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.

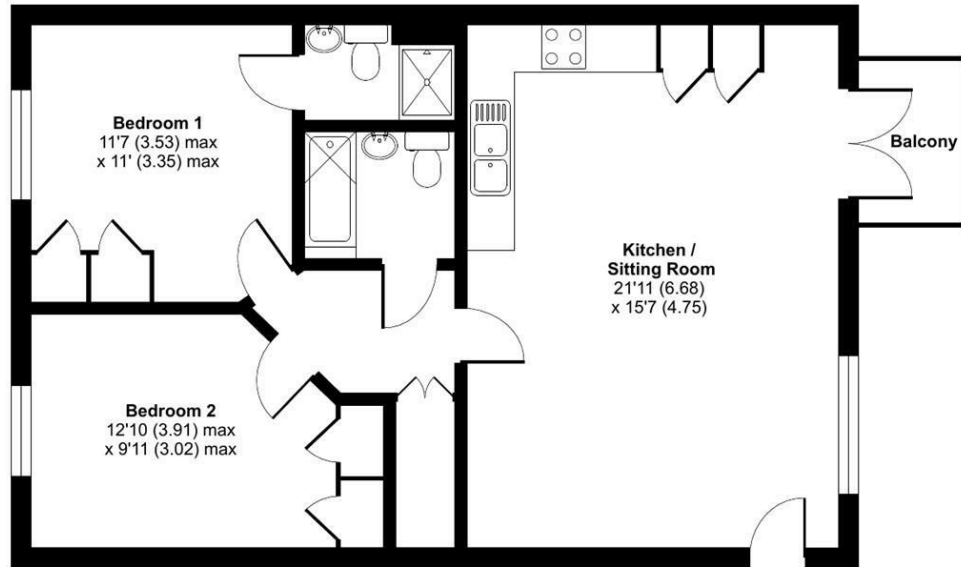
Main line station 0.2 miles
Weyhill shops and amenities on foot 0.4 miles
High Street on foot 0.5 miles
Haslemere Leisure Centre 0.5 miles
A3 access at Hindhead 3.5 miles

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 2024. Produced for Clarke Gammon. REF: 761933

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band C

SERVICES

Mains water, electricity, mains drainage
gas central heating

SERVICE CHARGE

Service Charge £500 per annum

12th November 2024

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
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LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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AUCTION ROOMS
T: 01483 223101

