



Flat 1 Doyle Court

A well presented ground floor flat Ideally located just a short walk of Haslemere High Street and Mainline Station.



- ▶ **Purpose Built Apartment**
- ▶ **Kitchen With Fitted Appliances**
- ▶ **Private Terrace/ Balcony**
- ▶ **Allocated Parking Bay & Visitor Parking**
- ▶ **Principal Bedroom With En-Suite**
- ▶ **Sitting Room Opening To Patio**
- ▶ **Bathroom**
- ▶ **Share Of Freehold**
- ▶ **Short Stroll Of Haslemere Mainline Station**
- ▶ **Second Double Bedroom**

Doyle Court is a well presented ground floor apartment in an attractive modern development. The accommodation comprises a light and spacious sitting/dining room with French doors out to a private, good sized terrace which would make an ideal entertaining space. There is a fitted kitchen, principal bedroom with en suite bathroom, second double bedroom and family bathroom. The property has the further benefit of an allocated parking space, a share of the freehold, is offered with no onward chain and would make an ideal home or rental investment.

Share of Freehold (Doyle Court Freehold Ltd). Management Company is Christian Reid.

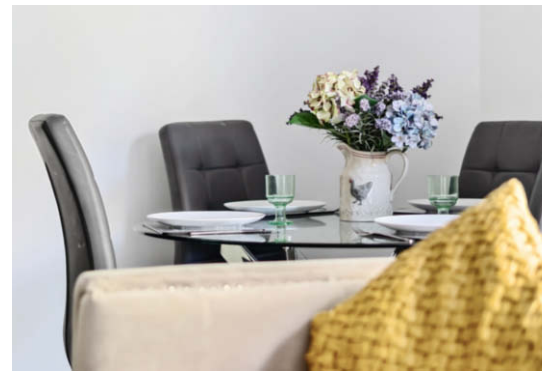
Current service charge approximately £1,150 per annum

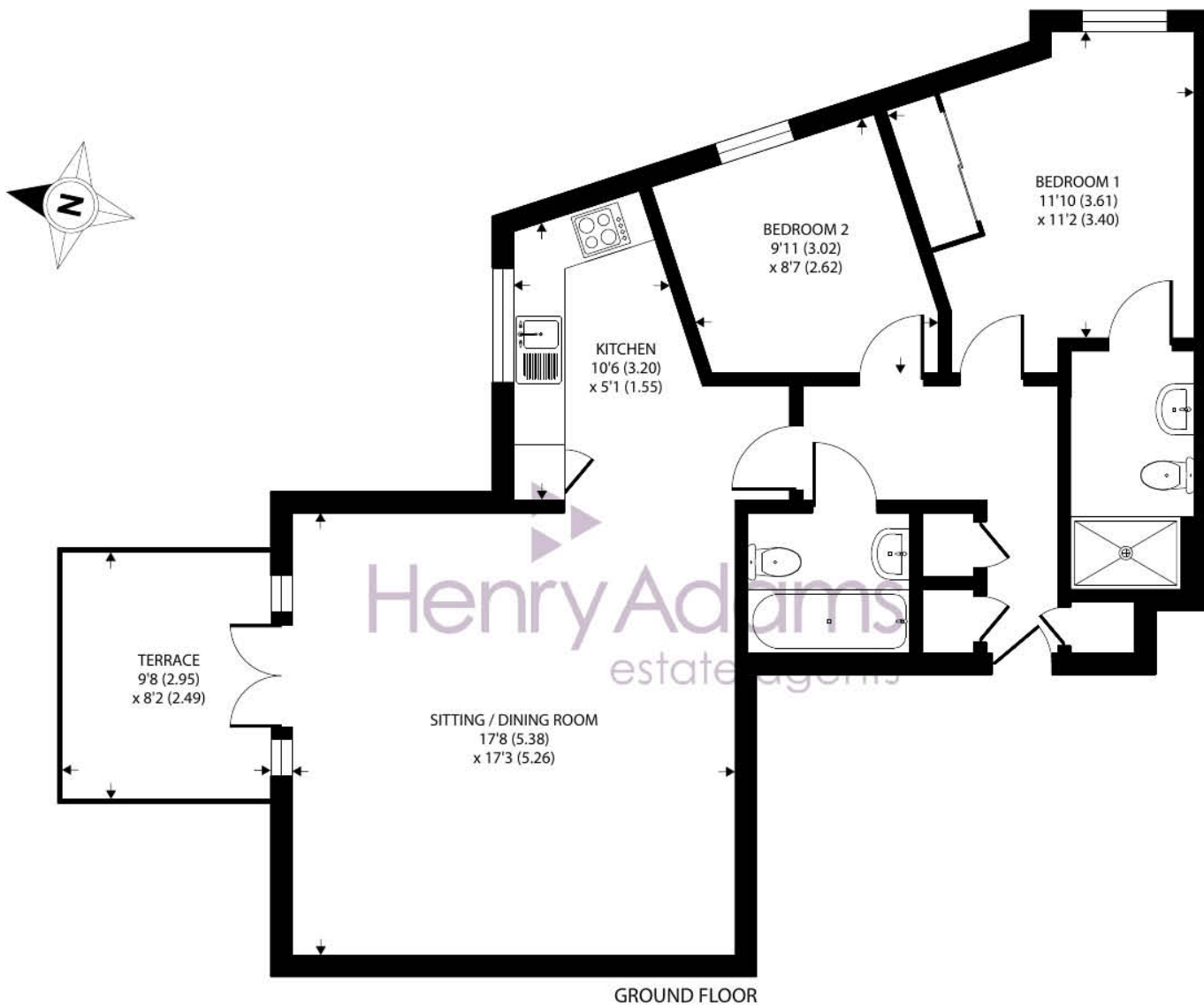
Lease 999 years from 1st January 2006 (circa 981 years remaining)

Utilities & Services:

Mains: electric, water and drainage.

Council Tax: Waverley Borough Council Band D





Kings Road, HASLEMERE, GU27

Approximate Area = 802 sq ft / 74.5 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 2024. Produced for Henry Adams. REF: 1120654

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

The property is conveniently located within close proximity of Haslemere station which offers a fast train service to London Waterloo in around 49 minutes and is also close to shops, local schools and The Haslemere Leisure Centre. Haslemere is an attractive town with a good range of shops and boutiques including Waitrose and M&S Food, restaurants and coffee houses. There are good road links to London and the south coast. There are excellent schools locally for all ages and leisure facilities including the Haslemere Leisure Centre which is nearby. The surrounding area has some stunning countryside, much of which is in the ownership of the National Trust and offers excellent walking and riding opportunities.

Directions

SATNAV- GU27 2QG What3Words - chosen.loser.match

NB: There has been a historic treatment plan for Japanese knotweed, on the far perimeter of the parking area since the property was built in 2006. A copy of the guarantee certificate is available from the managing agent.

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