



Flat 2, Doyle Court, Haslemere GU27 2QG

Guide Price £300,000 - Leasehold

Flat 2 Doyle Court

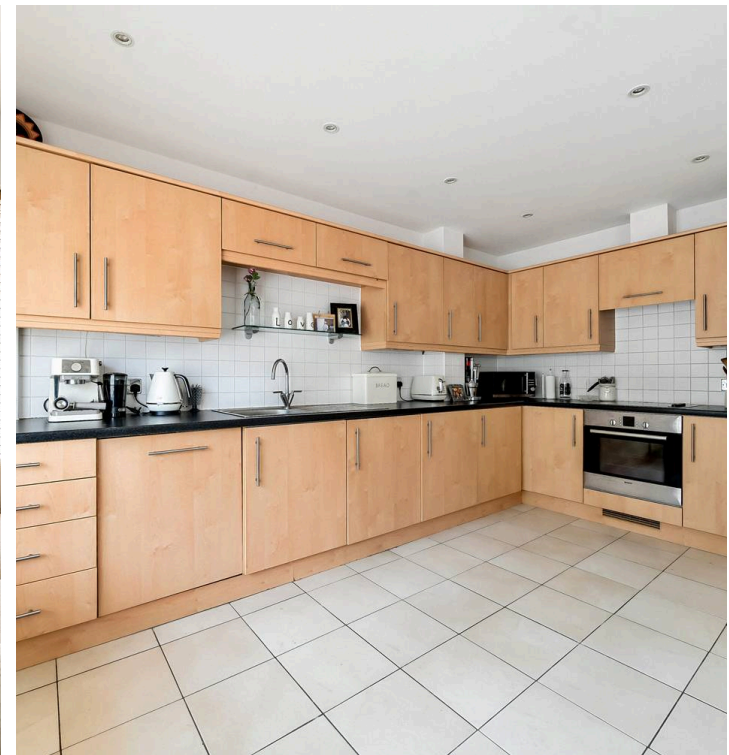
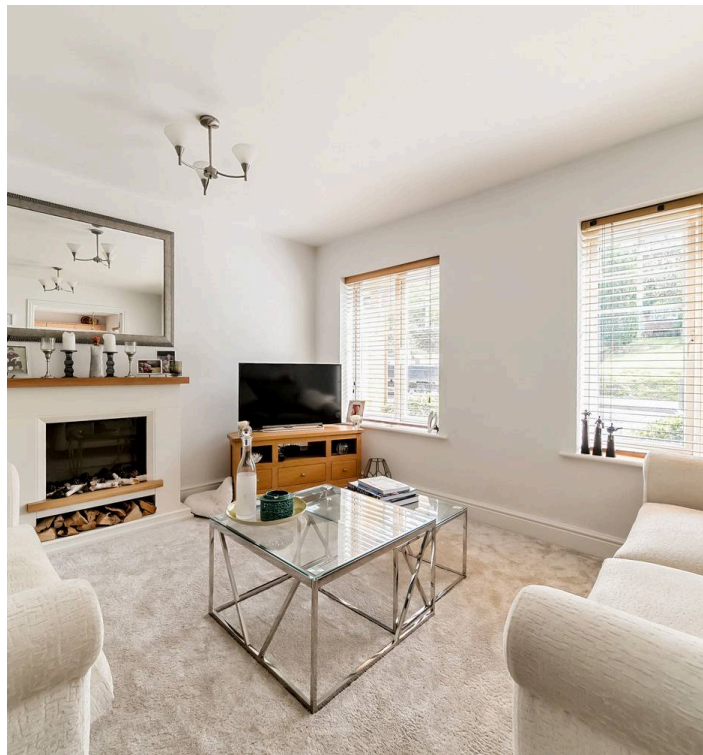
Haslemere

- Fantastic Split Level Apartment
- Generous Kitchen/ Breakfast Room
- Bright & Airy Sitting/ Dining Room
- Modern Bathroom & En-Suite Shower Room
- Two Double Bedrooms
- Popular Town Centre Development
- Double Glazing & Electric Heating System
- Convenient Access To Haslemere Mainline Station
- Allocated Parking & Further Guest Spaces
- No Forward Chain

Doyle Court is a well presented modern apartment in an attractive gated development. The accommodation comprises a light and spacious feeling split over two floors with an entrance on the ground floor leading to two bedrooms, the main bedroom with en-suite shower room and the bathroom.

Stairs then lead to the upper floor opening to the inner hallway with access to a fitted kitchen/ breakfast room and a bright and spacious living room with a dining area. The property has its own allocated parking and there are plenty of additional visitors parking if needed.

In summary a fantastic apartment, with the advantage of being chain free.



Flat 2 Doyle Court

Continued Text & Directions

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

Current service charge approximately £1,447.44 per annum

Ground Rent: Currently £408.00 per annum

Lease 99 years from 30th June 2006 (circa 81 years remaining)

Utilities & Services:

Mains: electric, water and drainage.

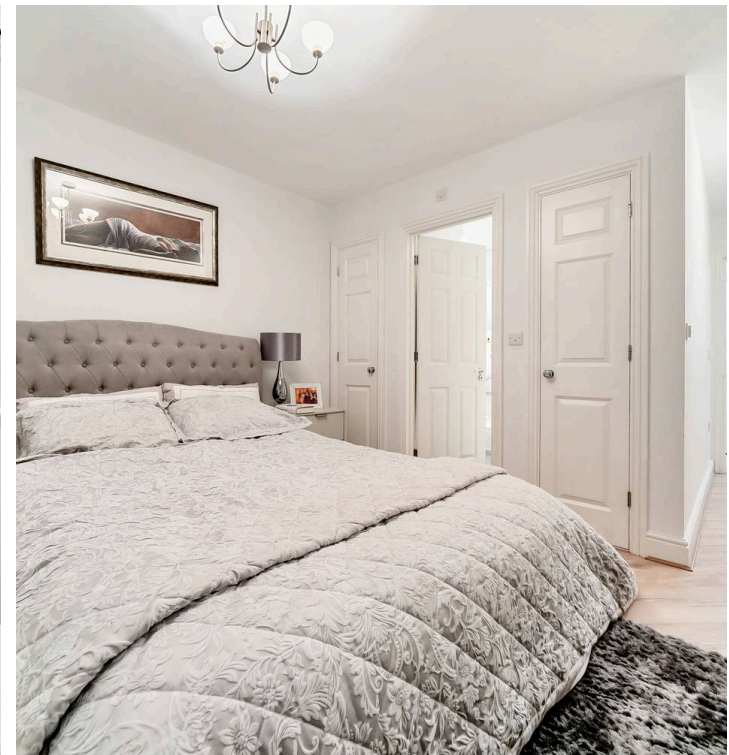
Waverley Borough Council Band D (£2456.04)

EPC Rating: C

SATNAV: GU27 2QG What3Words /// chosen.loser.match

NB: A historic management plan is in place for Japanese knotweed, on the far perimeter of the parking area since the property was built in 2006. Copy of certificate is available from the managing agent.

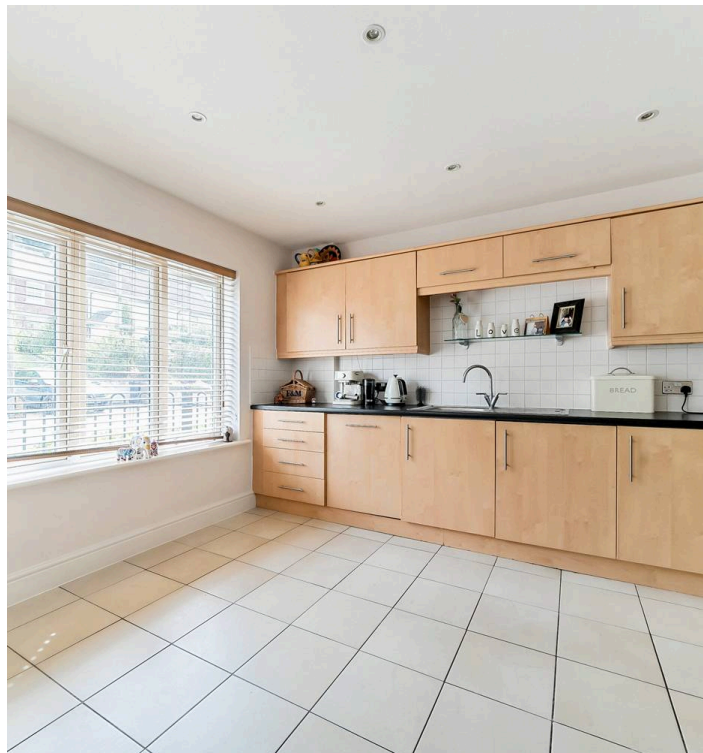
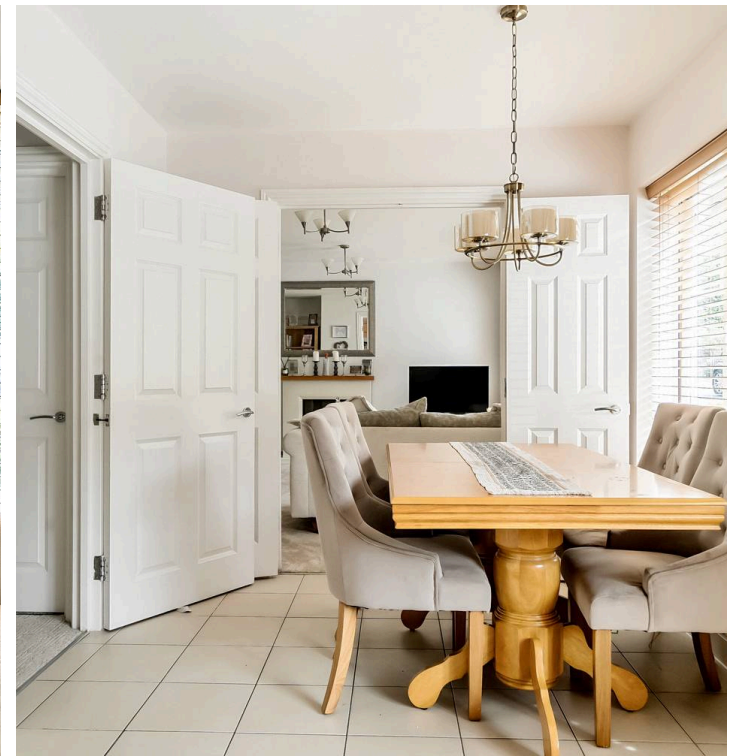
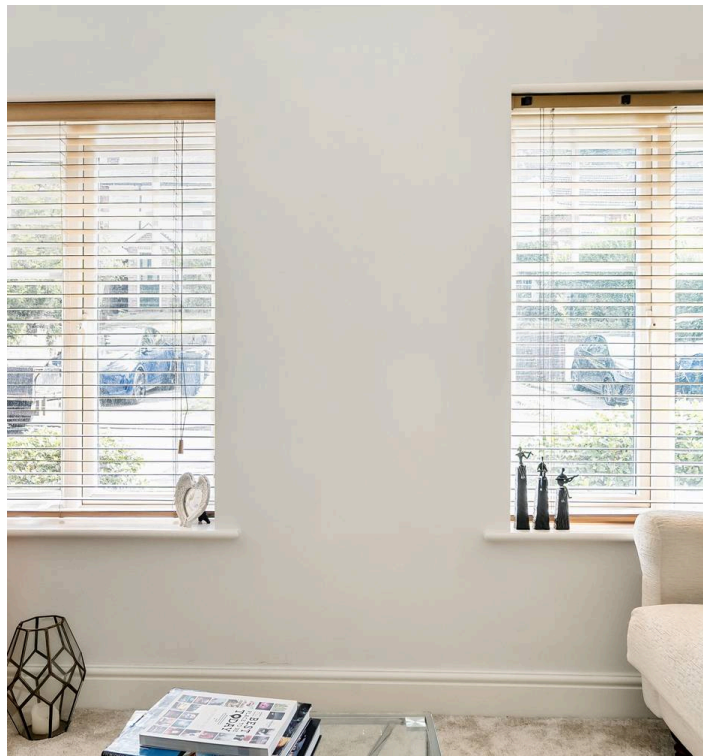
Instagram: Follow us @haslemerepropertyclub

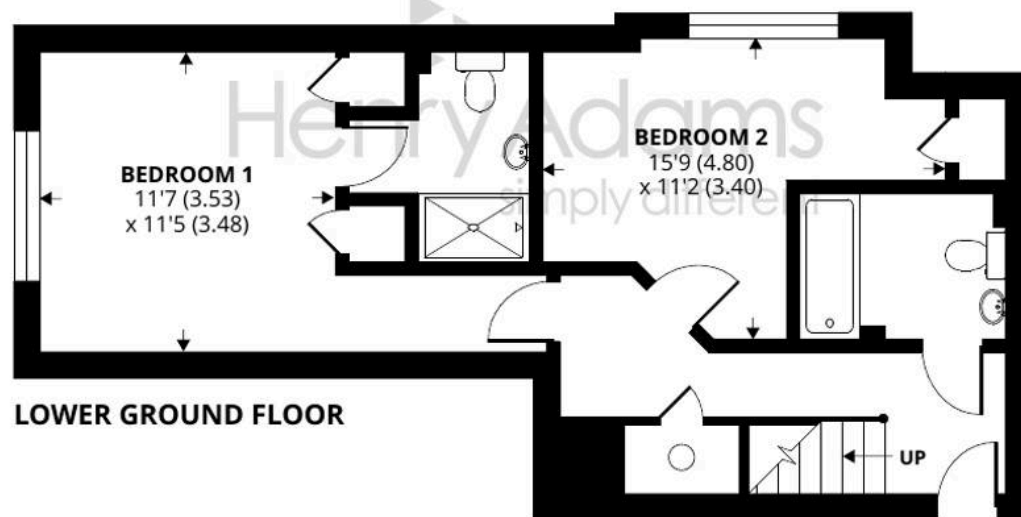
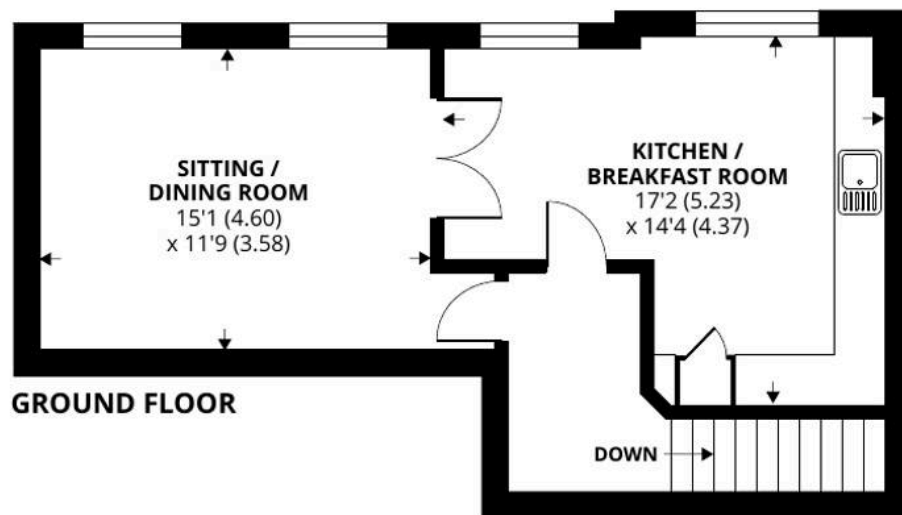


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Location

Situated in a sought after location within easy reach of Haslemere station and the town centre. Haslemere is an attractive town with a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast and the mainline station is nearby and offers a fast train service to London Waterloo in around 49 minutes. There are excellent schools locally - both state and private for all ages and leisure facilities which include The Haslemere Leisure Centre. Stunning areas of both National Trust and Areas of Outstanding Natural Beauty can be found locally for walking enthusiasts to enjoy.





Flat 2, Doyle Court, 36 Kings Road, Haslemere

Approximate Area = 990 sq ft / 91.9 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
Produced for Henry Adams. REF: 859136



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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.