



Flat 2, Allan Court, Lower Street, Haslemere, GU27 2NX

Guide Price £230,000 - Tenure : Leasehold

Flat 2 Allan Court

Lower Road

- Allocated Off Street Parking
- Bright & Light Throughout
- No Onward Chain
- Town Centre Location
- Less Than 500 Metres From Haslemere Station
- Ideal Investment Or First Time Home
- Long Lease
- Double Glazing
- Potential To Modernise
- Two Double Bedrooms

2 Allan Court is a well-positioned first-floor apartment set within a quiet development close to Haslemere's mainline station and town centre. Offering excellent potential for modernisation, the property represents a superb opportunity for first-time buyers, downsizers or investors looking to add value in a sought-after location.

The accommodation includes a private entrance hall with built-in storage, a bright living room with wood-effect flooring, and a dual-aspect kitchen/breakfast room fitted with a range of white wall and base units, tiled flooring, a wall-mounted gas boiler, and space for a dining table. There are two bedrooms – a generous principal room with fitted wardrobes and a second bedroom with a front-facing aspect – along with a family bathroom comprising a white suite with a panelled bath and shower attachment, wash basin, and WC.

With its excellent location, practical layout and scope for improvement, 2 Allan Court is a rare opportunity to personalise a home in one of Surrey's most attractive market towns.



Flat 2 Allan Court

Services:

Current service charge approximately £900 per annum

Ground Rent: 100 Per annum

Lease: 189 years from 24/06/1985

Utilities & Services:

Mains: electric, gas, water and septic tank.

Council Tax: Waverley Borough Council Band: C

(£2183.15) // EPC Rating: C

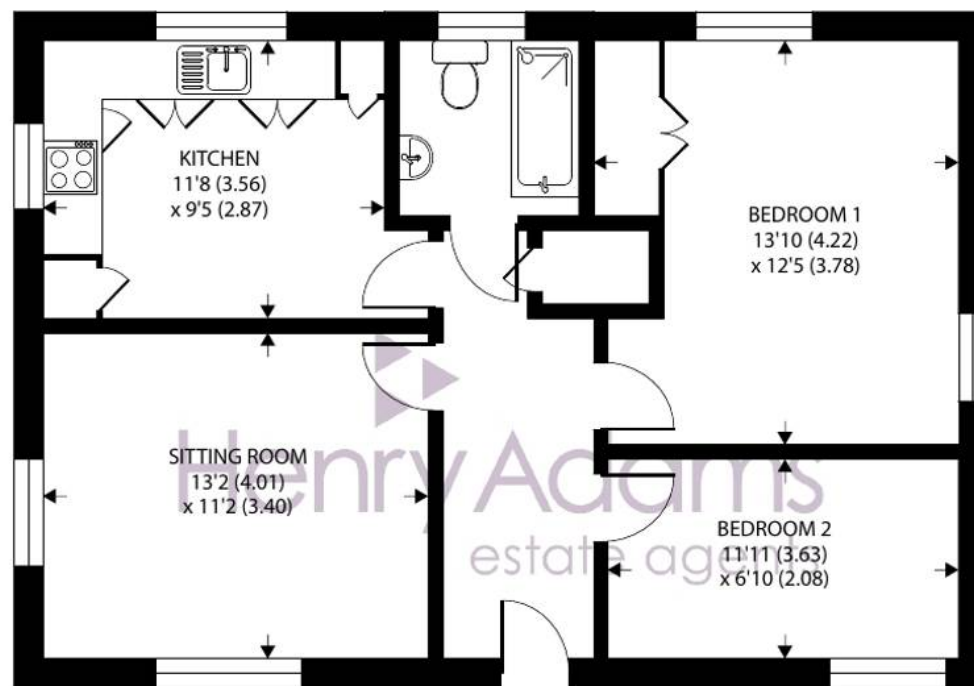
Directions:

SATNAV: GU27 2NX // What3Words: circulate.traps.lists

Location:

Situated in a sought after location within easy reach of Haslemere High Street and the station. 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.





FIRST FLOOR

Flat 2, Allan Court, Lower Street, Haslemere

Approximate Area = 663 sq ft / 61.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1285833



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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.