

Flat 2, Doyle Court, 36 Kings Road - GU27 2QG

Guide Price £275,000 - Leasehold

Henry Adams
estate agents

Flat 2 Doyle Court, Haslemere

A fabulous split level apartment with parking and no onward chain. Ideally situated within a short stroll of Haslemere town centre and the mainline station.

- 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

Flat 2, Doyle Court is a well-presented and stylish modern apartment, ideally situated within an attractive gated development.

The spacious accommodation is thoughtfully arranged over two floors. The ground floor features a welcoming entrance hall, two well-proportioned bedrooms and a modern family bathroom. The principal bedroom benefits from its own en-suite shower room.

Stairs rise to the upper floor, opening into an inner hallway and leading to a generous fitted kitchen/breakfast room and a bright, spacious living room. Both principal living spaces enjoy an appealing front aspect, creating a light and welcoming environment.

The property further benefits from allocated parking, together with additional visitors' parking within the development.

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



Flat 2 Doyle Court, Haslemere

Tenure & Services

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

Current service charge approximately £1,447.44 per annum

Ground Rent: Currently £843.00 per annum

Lease 99 years from 30th June 2006 (circa 79 years remaining)

Mains: electric, water and mains drainage.

Council Tax: Waverley Borough Council Band D (£2578.79)

EPC Rating: C

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

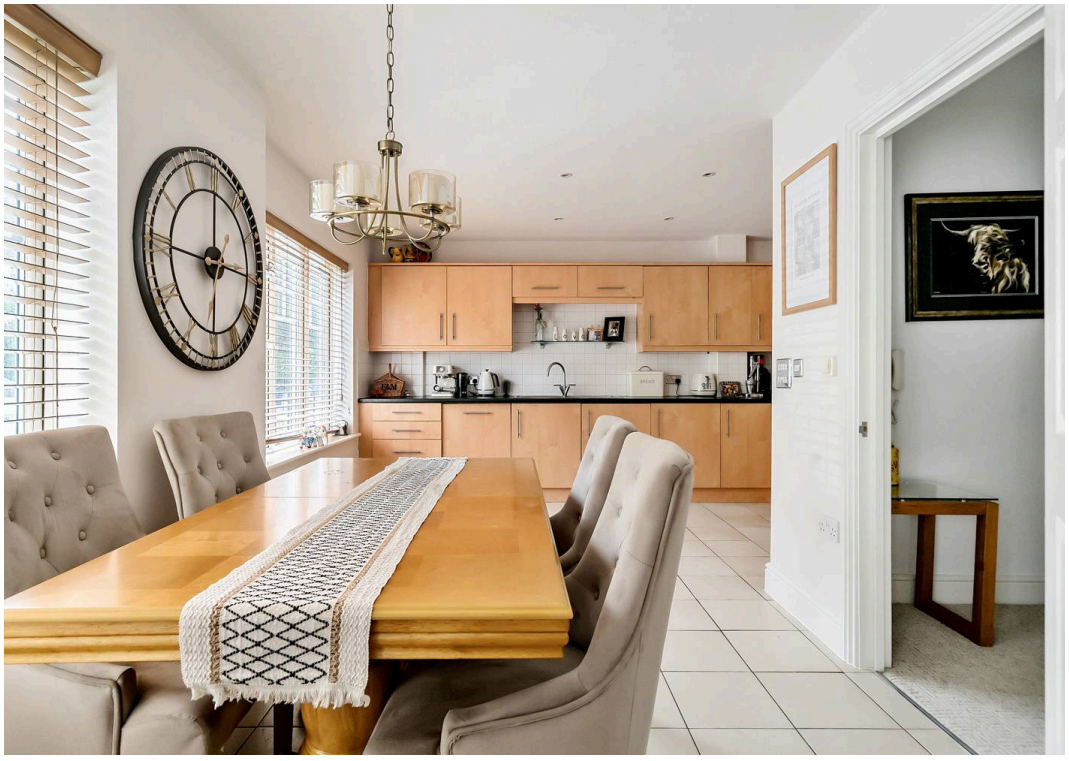
NB: An historic management plan is in place for Japanese knotweed, on the far perimeter of the parking area since the property was built in 2006. Copy of certificate is available from the managing agent.

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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.