



11 Doyle Court

Delightful top floor apartment with parking. Just a short stroll from Haslemere Mainline Station.



- ▶ **Fabulous Top Floor Apartment**
- ▶ **Well Presented Throughout**
- ▶ **Modern Kitchen/ Breakfast Room**
- ▶ **Convenient Location For Town & Station**
- ▶ **Great Rental Option Or First Time Buy**
- ▶ **Share Of Freehold**
- ▶ **No Onward Chain**
- ▶ **Spacious Living/ Dining Room**
- ▶ **En-Suite Shower & Separate Bathroom**
- ▶ **Allocated & Visitors Parking**

Ideally positioned for Haslemere mainline train station and town centre this modern top floor apartment is situated in this popular gated development.

The accommodation comprises a light, bright and spacious living/dining area which would make an ideal entertaining space. There are then twin doors that open to the modern kitchen/breakfast room. From the entrance hallway there are ample storage cupboards, access to both bedrooms and main bathroom. The principle bedroom further benefits from having an en-suite and fitted cupboards. Furthermore, the second double bedroom has a storage cupboard.

The property has the further benefit of an allocated parking space, a share of the freehold and would make an ideal home or rental investment.

Lease & services:

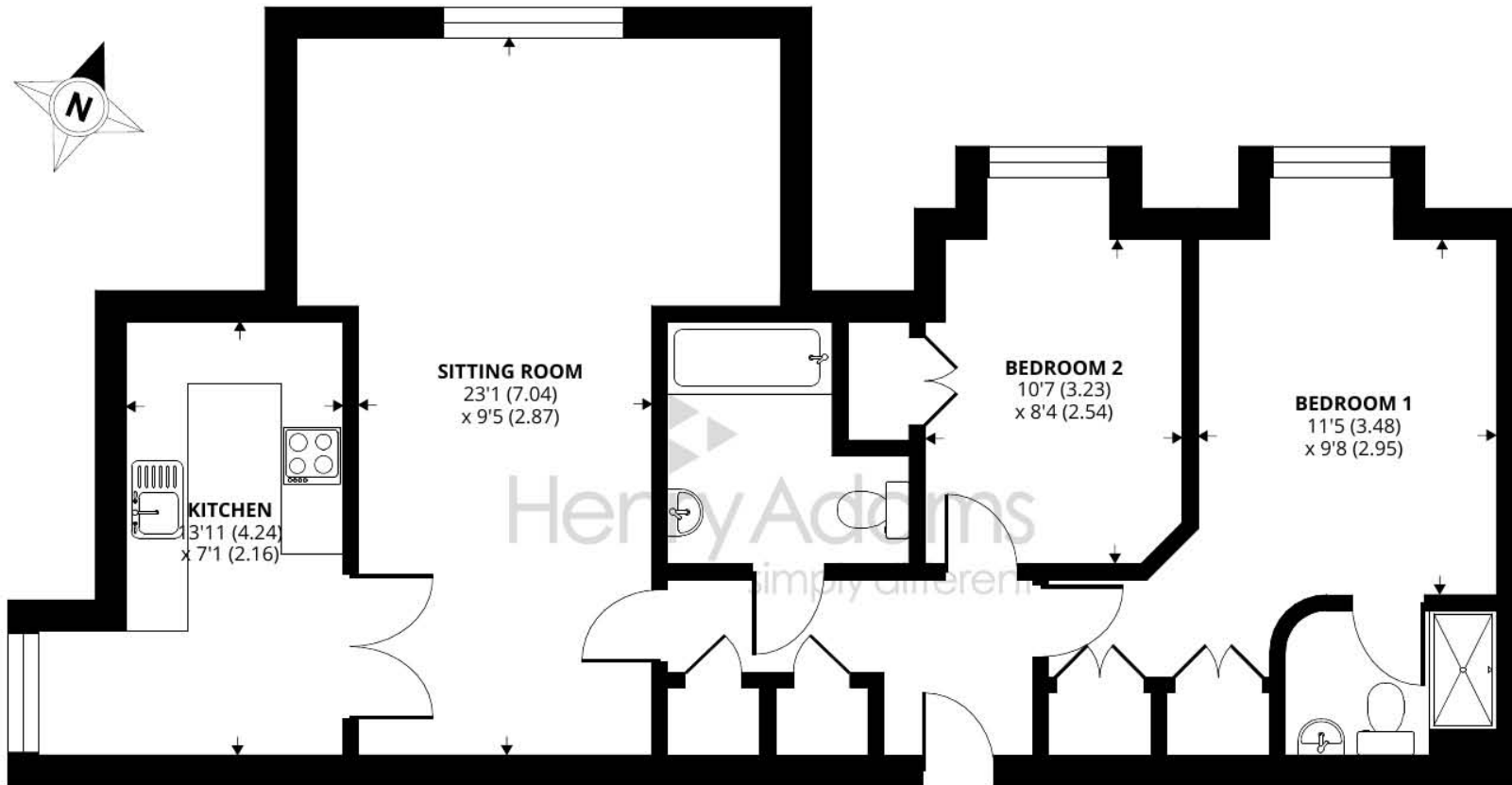
Share of Freehold since 2018 (Managed by Christian Reid)

Current service charge £1150.00 per annum

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

Council Tax Band: Waverley Borough Council Band D





SECOND FLOOR

Doyle Court, Kings Road, Haslemere, GU27

Approximate Area = 839 sq ft / 77.9 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 2023. Produced for Henry Adams. REF: 1075560

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

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. 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 & Services

Mains: electric, water and drainage. SATNAV-GU272QG What3Words - chosen.loser.match

Agents Note

Built in kitchen appliances and the washing machine are included in the sale. 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.

