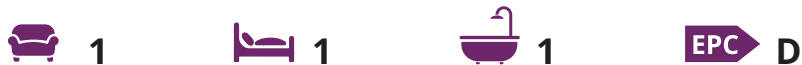




## 31 Rex Court

A stylish one bedroom maisonette within easy reach of local amenities with parking and a south facing balcony terrace.



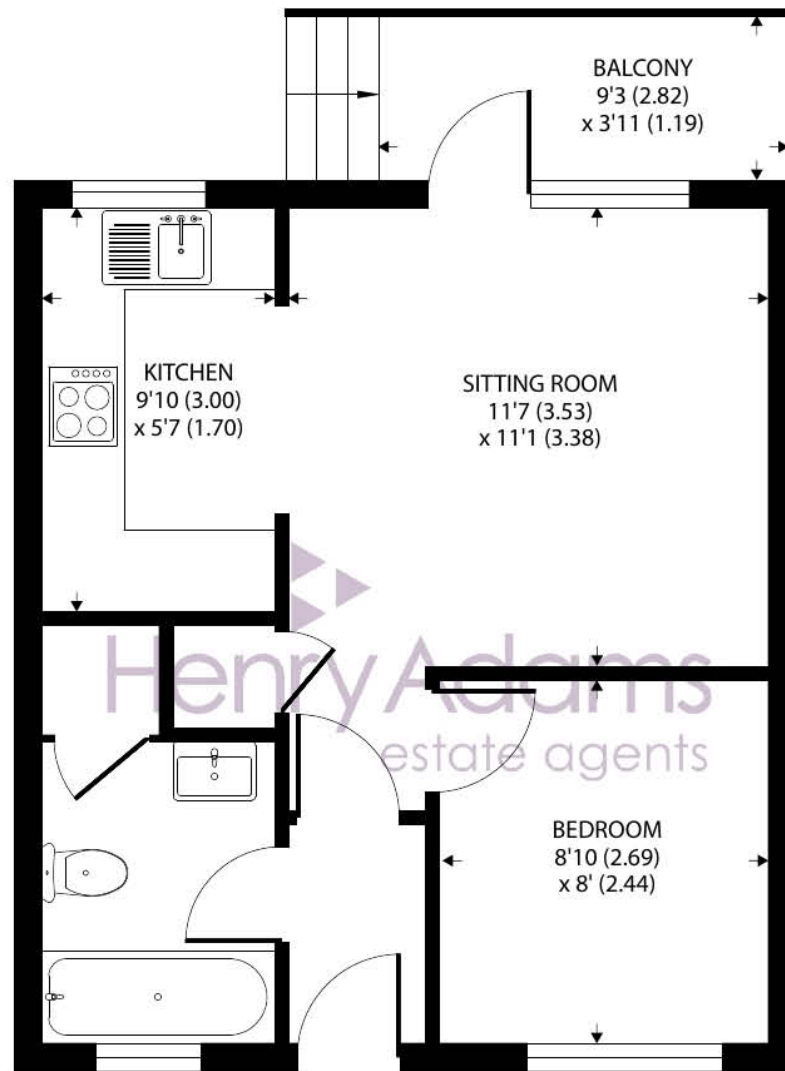
- ▶ No Onward Chain
- ▶ Excellent First Time Buy or Investment
- ▶ Own Private Entrance
- ▶ Walking Distance to Haslemere Main Line Station
- ▶ South Facing Balcony Terrace
- ▶ Open Plan Kitchen / Living Room
- ▶ Close to Wey Hill
- ▶ Parking
- ▶ Bright, Light & Airy Feeling Throughout

31 Rex Court is a one double bedroom ground floor maisonette conveniently situated within walking distance of Wey Hill and Haslemere station.

Boasting a light and airy ambiance, featuring a modern white bathroom suite and a refitted open plan kitchen/living room that opens onto a small south facing balcony terrace.

Additionally, residents have allocated parking at the front of the property and can enjoy the well-maintained communal grounds.





GROUND FLOOR

## 31 Rex Court, Haslemere

Approximate Area = 359 sq ft / 33.3 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: 1119301

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.

## Agents Notes & Lease Information

Lease Length: 99 years from 29 September 1987

NB: We have been advised by our vendors that they are in the process of extending the lease. Please ask agents for further details but it will have over 100 years remaining.

Maintenance Charge: Approximately £1250 per annum

Ground Rent: Currently £165 per annum

## Location

The property is conveniently located for schools, shops, the station and A3. 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 offers a fast train service to London Waterloo in around 48 minutes. There are excellent local schools for all ages and leisure facilities including The Edge which is within easy reach and also The Haslemere Leisure Centre. The property is surrounded by delightful countryside much of which is in the ownership of The National Trust.

## Directions & Council Tax Band

SAT NAV: GU27 1LJ

What3Words: otter.contain.suckle

Waverley Borough Council: Band C

Mains: electric, water and drainage

Instagram: Follow us @haslemerepropertyclub

