



Flat 2, Doyle Court

A fabulous apartment with parking and no onward chain.



- ▶ **Fantastic Split Level Apartment**
- ▶ **Bright & Airy Sitting/ Dining Room**
- ▶ **Two Double Bedrooms**
- ▶ **Double Glazing & Electric Heating System**
- ▶ **Allocated Parking & Further Guest Spaces**
- ▶ **Generous Kitchen/ Breakfast Room**
- ▶ **Modern Bathroom & En-Suite Shower Room**
- ▶ **Popular Town Centre Development**
- ▶ **Convenient Access To Haslemere Mainline Station**
- ▶ **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.

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

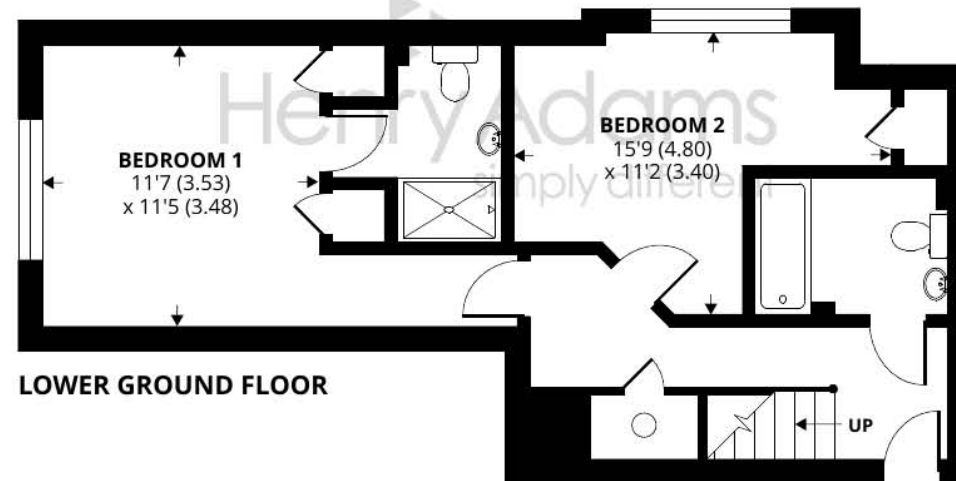
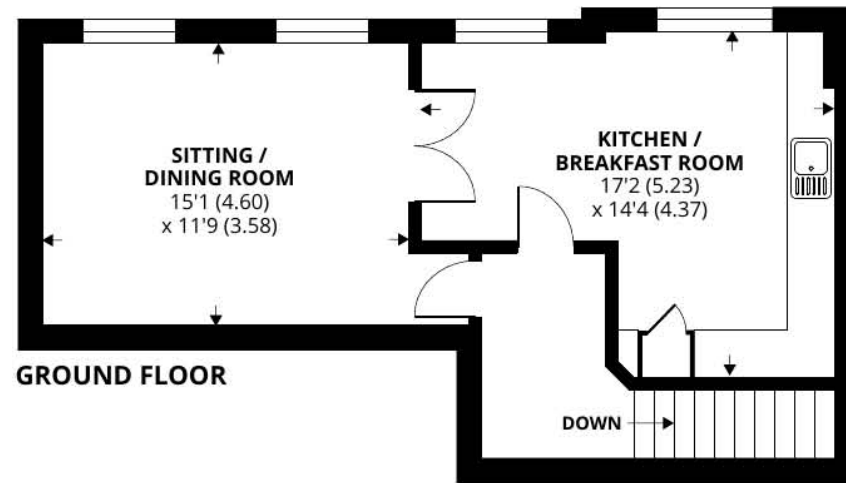
Lease 99 years from 30th June 2006 (circa 81 years remaining)

Utilities & Services:

Mains: electric, water and drainage.

Council Tax: Waverley Borough Council Band D





Flat 2, Doyle Court, 36 Kings Road, Haslemere

Approximate Area = 990 sq ft / 91.9 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 2022. Produced for Henry Adams. REF: 859136

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

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.

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.

Directions

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

