



Flat 3, 12 Kings Road, Haslemere, GU27 2QA

Guide Price £325,000 - Tenure: Share Of Freehold

 **Henry Adams**  
estate agents

# Flat 3, 12 Kings Road

Haslemere

- Stunning Open Plan Kitchen/Dining/Living Room
- West Facing Balcony
- Parking
- Less Than 900ft From Haslemere Station
- 0.5 Miles From Haslemere Town
- No Onward Chain
- En-Suite Bathroom
- 6 Years Build Zone Guarantee Remaining
- Built In Fitted Wardrobes In Both Bedrooms & Large Storage Cupboard In Hallway
- Entry Phone System

Forming part of an exclusive development of just six apartments, completed in late 2021, the property benefits from the remainder of a 10-year Build-Zone warranty. The accommodation is thoughtfully designed and offers generous proportions throughout.

The heart of the home is a large open-plan living area featuring a stylish contemporary kitchen with integrated appliances and double doors opening onto the private balcony — perfect for morning coffee or a glass of wine after a long day at work. There is a useful large storage cupboard, a sleek family bathroom, and two well-sized double bedrooms. The principal bedroom enjoys the added benefit of a modern en suite.

Offered in excellent condition, internal viewing is highly recommended to fully appreciate everything this fantastic apartment has to offer.



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## Utilities & Services:

Current service charge approximately £500 per annum

Ground Rent: N/A

Lease: 999 years from 1 January 2021

Mains: electric, gas, water and drainage.

Council Tax: Waverley Borough Council Band C  
 (£2,183.15) // EPC Rating: B

## Directions:

SATNAV: GU27 2QA // What3Words ///  
technical.jukebox.reunion

## 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.





## 12 Kings Road, Haslemere

Approximate Area = 775 sq ft / 72 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). ©nichescom 2025.  
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## Henry Adams - Haslemere

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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.