

Flat 7, 2 Courts Hill Road | £335,000

Haslemere | Surrey | GU27 2EG

wpr.



Flat 7, 2 Courts Hill Road,
Haslemere, Surrey, GU27 2EG

£335,000 Share of freehold

- Haslemere town centre 0.4 miles
- Haslemere mainline train station 03 miles
- A3 4.0 miles
- Guildford 15.7 miles
- M25 23.3 miles

Stunning location on the edge
of the town, split level
maisonette 2 bedrooms, 2
bathrooms with garage.

- Within a short walk of shops, mainline station & open countryside.
- Light and airy split level maisonette
- 2 Double bedrooms
- 2 Bathrooms- including ensuite bathroom
- L - shaped reception room
- Fitted kitchen
- Under floor heating
- Private communal gardens
- Garage with parking space in front

DESCRIPTION: Quiet and conveniently located a 2 bedroom, 2 bathroom duplex apartment situated in a tree lined residential road close to Haslemere Mainline Station and High Street. The apartment comprises of reception hallway with storage cupboard, good size L shaped living room, fitted kitchen with built in appliances. Stairs lead to the 2 bedroom and the shower room and a further set of stairs lead to the master bedroom which has an ensuite bathroom. The property benefits from under floor heating and double glazing. Outside there is a tarmac forecourt leading to the integral garage which has a storage area and parking in front of the door. Set in peaceful communal grounds with surrounding well maintained landscape gardens.



LOCATION:

Situated within a few minutes walk of boutique and nationally known shops, pubs and restaurants, including the newly opened Dilli restaurant plus the Coppa Club and Swan Barn, which is a quiet retreat of woodland and pasture seconds from Haslemere High Street. Haslemere town provides a comprehensive range of amenities, including a mainline station (½ a mile away), providing a frequent service to London Waterloo in under an hour. The countryside surrounding Haslemere is well known for its outstanding natural beauty, with opportunities for walking and running, including Black Down and the Devil's Punch Bowl. The coast is c.25 miles to the south, whilst there are a number of local golf courses.

DIRECTIONS From our office head south up the High Street, turning right at the clock following the signs to Midhurst. Continue up Shepherds Hills whereupon Courts Hill Road will be found on the crest on the right. 2 Courts Hill will then be seen on the right and Flat 3 is in the right hand block.

COUNCIL TAX Waverley Borough Council Tax Band D

SERVICES All mains services

Service Charge - £1,074.38 for 2023 and includes BI and sinking fund.

Share of Freehold (Lease 999 years from 2006)



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Approximate Gross Internal Area = 72.1 sq m / 776 sq ft

Garage = 15.7 sq m / 169 sq ft

Total = 87.8 sq m / 945 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1014847)

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 60 | 60 |

EU Directive 2002/91/EC

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

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