



9 Canvas Court, Kings Road, Haslemere, Surrey GU27 2QN  
Leasehold

CLARKE  GAMMON



**9 CANVAS COURT KINGS ROAD  
HASLEMERE SURREY GU27 2QN**

Two Double Bedrooms	Upper Floor With Lift Access
Open-plan Living Space	Kitchen With Integrated Appliances
Garden Has Southerly Aspect	Communal Garden
0.2 Miles From Mainline Station	Bathroom With Separate Shower Cubicle
Pets are allowed	Allocated Underground Parking



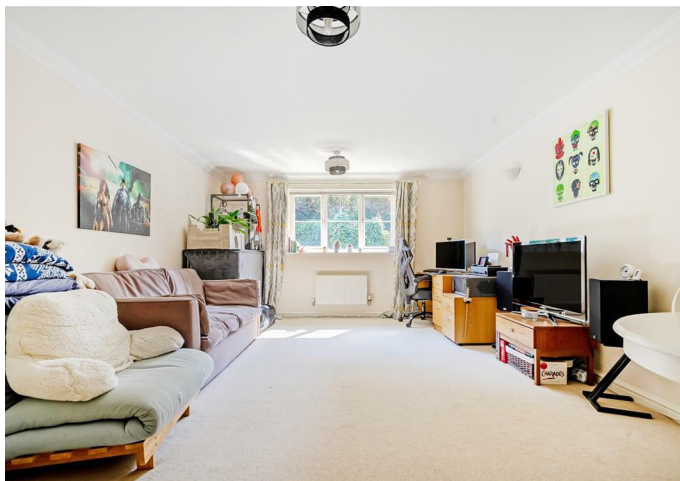
**A desirable upper floor, two double bedroom apartment located just moments from Haslemere train station with advantage of allocated underground parking**

### THE PROPERTY

Perfectly located between Wey Hill and Old Haslemere town there is equidistant access to local shops and services with a varied entertainment scene including outdoor/indoor recreational opportunities for most.

Being a modern purpose-built apartment there is the benefit of an open plan arrangement, a good energy performance rating and the flexibility/control of electric heating.

From the apartment the rear view overlooks the communal garden which is mostly laid to lawn and privately set within a mature planted backdrop. To the front there is parking for guests and into the communal hallway there is the option of either the lift or stairs that access all levels.



### LEASEHOLD DETAILS

- 125 years from the 1st of Jan 2006
- Ground Rent £200 Per Annum
- Annual Service 2023/24 - £2554
- Pets are allowed
- Underground parking bay is marked for the flat

### SITUATION

The flat is in an excellent position just a short walk to Haslemere main line station and a level 0.5 mile walk of the Town Centre. Also within walking distance are the shops and amenities in Weyhill which include Tesco and M & S Food and Haslemere Leisure Centre. Haslemere town centre offers a comprehensive range of shops including Waitrose, Boots, Space NK and W H Smith along with boutiques, restaurants, public houses and coffee bars including Costa. There are two hotels; The Georgian in the High Street and Lythe Hill which has a spa. There are two sports centres; The Edge and Haslemere Leisure Centre along with excellent sports facilities at Haslemere Recreation Ground and Woolmer Hill School. Golf can be enjoyed at several high quality courses nearby. The area is renowned for its excellent schools, both state and private. The main line station provides a fast and frequent service into London Waterloo in under one hour and the A3 can be accessed at the Hindhead Tunnel or Milford, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The whole area is surrounded by many acres of countryside much of it National Trust owned.

Main line station 0.2 miles  
Weyhill shops and amenities on foot 0.4 miles  
High Street on foot 0.5 miles  
Haslemere Leisure Centre 0.5 miles  
A3 access at Hindhead 3.5 miles

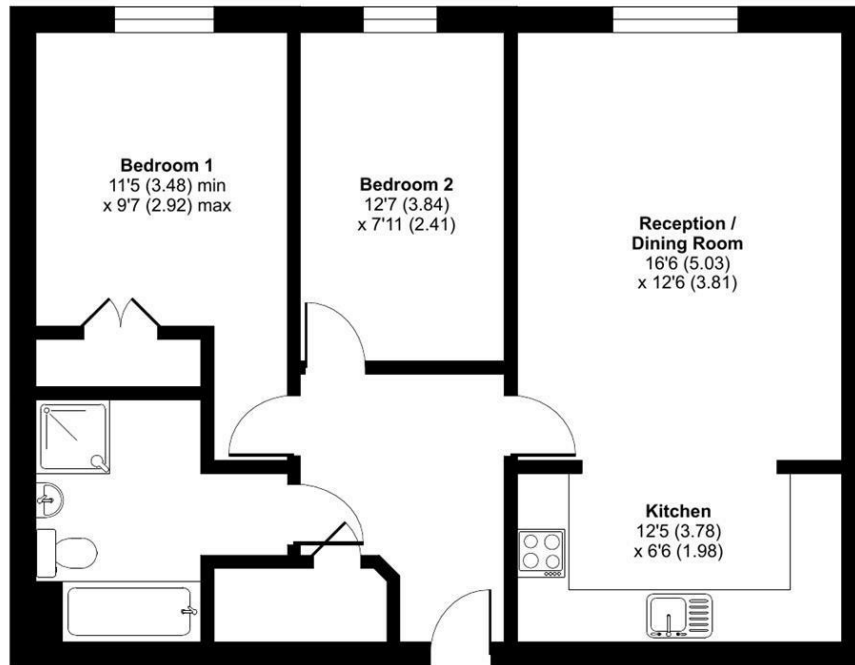
All distances approximate



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Approximate Area = 728 sq ft / 67.6 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Clarke Gammon. REF: 1271846

## LOCAL AUTHORITY

Waverley

## COUNCIL TAX

Band C

## SERVICES

Mains water, electricity, mains drainage  
gas central heating

11th April 2025

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CG HASLEMERE OFFICE

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## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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