



7 Dunlin House, Liphook, Hampshire, GU30 7DY





## Guide Price: £190,000

\*\*\* No Onward Chain \*\*\*

Mitchell & Partners are delighted to present this recently refurbished top floor apartment. Located in the heart of Liphook with easy access to Liphook rail station. The property is well presented; the current owners have fully re-decorated the property before marketing. Improvements include full redecoration and installation of high quality energy efficient heating system from "Haverland", allowing heating control from wifi enabled devices. Accommodation comprises a good sized live space with double aspect windows, a fitted kitchen, a large bedroom again with double aspect windows and a three piece bathroom suite. Benefits also include allocated off road parking. Liphook's train station, local shops, schools, amenities are all within walking distance.

### Accommodation

The lounge/dining area is a large bright and airy room with windows to two sides offering long views over Liphook and beyond. The space opens up to the kitchen area with its woodblock worksurfaces over with inset sink unit. The kitchen has space for a range of kitchen appliances with space for free standing oven, fridge, washing machine and further appliances.

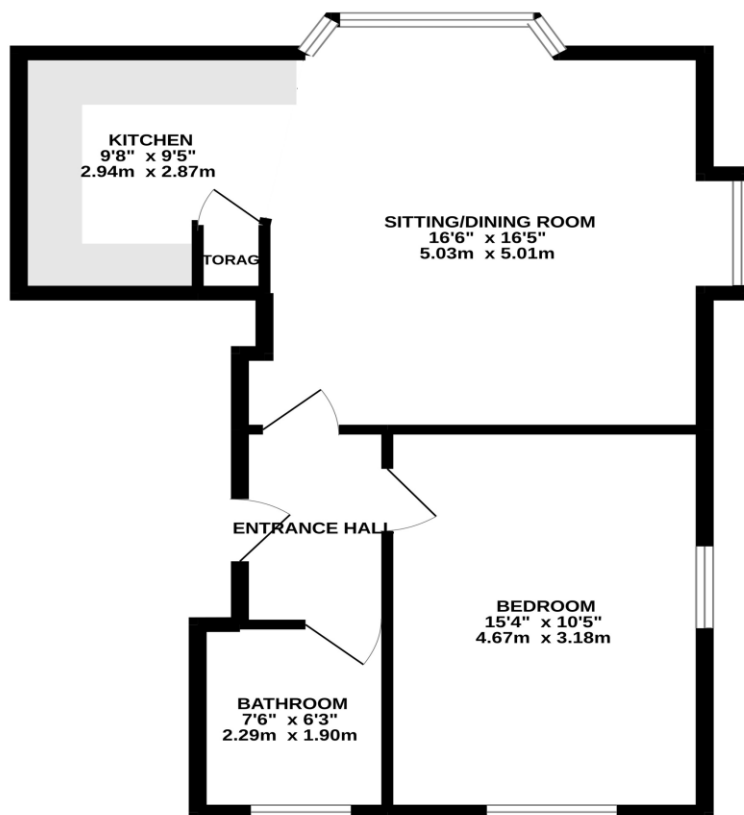
The bedroom is a large double bedroom, again with double aspect windows allowing natural light in the room. Accommodation is completed by a three piece bathroom suite, comprising deep panel enclosed bath, wash hand basin and W/C. There is complementary tiling to principal walled areas.

### Externally

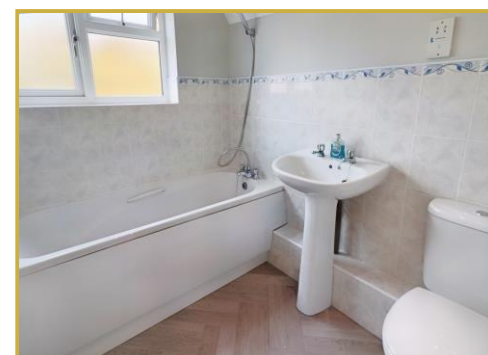
Outside the property has the benefit of allocated Off Road Parking and the residents of the building also benefit from the use of ample visitor parking.

- Located in Central Liphook
- Refurbished Apartment
- Large Double Bedroom
- Open Plan Living Area
- Fitted Kitchen
- Double Glazing
- Modern Electric Heating
- Off Road Parking
- No Onward Chain
- Great Investment Potential

**SECOND FLOOR**  
559 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (52.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Mitchell & Partners Estate Agents 3 Bridge Road, Farnborough, Hampshire GU14 0HT  
Tel: 01252 515 656 [www.mitchellandpartners.co.uk](http://www.mitchellandpartners.co.uk)

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