

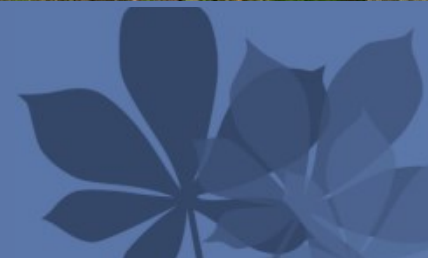


**Keats**  
independent estate agents

## The Mead, Liphook

Guide Price:

**£255,000** Leasehold



# Liphook

Guide Price: £255,000

The Mead, Liphook, Hampshire, GU30 7AT

A well-presented light and spacious two-bedroom first-floor apartment recently renovated by the current owners. The renovation work has been done sympathetically to high specifications offering a modern style internally.



- **Two bedroom maisonette**
- **Modern design**
- **Bathroom**
- **Private rear and front garden**
- **Ideal for first time buyers or for investors**
- **Recently refurbished**
- **Living room**
- **Kitchen**
- **Off-street parking**
- **CHAIN FREE SALE**

### THE PROPERTY

The apartment boasts a large, front aspect lounge with a pleasant outlook. This room offers a working log burner and ample space for entertaining/socialising.

The kitchen/diner has been entirely modernised including new furniture providing a good range of cupboard and drawer units. The kitchen features modern tiled wall and base units with built-in appliances, including a washing machine, fridge/freezer, a slimline dishwasher, electric hob, and oven.

The property offers smart and well-appointed accommodation throughout comprising two well-proportioned bedrooms. The master bedroom benefits from a built-in wardrobe and the second bedroom is ideal for an office/nursery. Both have been decorated with neutral colours and both are carpeted.

A modern family bathroom serves all rooms, and its benefits from tile enclosed bath, shower, glass screen, w.c., wash hand basin with cupboard above and under, heated towel rail, and extractor fan.

This beautifully presented maisonette also enjoys the benefit of new plumbing, central heating and new wiring.

### OUTSIDE

The property comes with an enclosed private garden with a brick-built shed and it comes with off-street parking.

### LIPHOOK

LIPHOOK is on the Hampshire/Surrey/Sussex borders within reach of London and the South Coast via the Waterloo/Portsmouth main line and the A3. The polo at Cowdray and the sailing at Frensham Ponds can be easily accessed from Liphook and there are a variety of walks and bridleways in the National Trust land and the South Downs National Park. Adjacent to Liphook Golf Club is Champneys Forest Mere and the Liphook Equine Hospital. There are a range of local amenities including shops, pubs, cafes, golf courses and restaurants as well as doctors, dentists, a Sainsburys supermarket and a library. Further facilities are available in the nearby towns of Haslemere (approx. 5 miles) and Petersfield (just over 8 miles). Education is provided by a wide choice of both state and private schooling.

**LOCAL AUTHORITY** : East Hampshire District Council

**TAX BAND** : B

**TENURE** : Leasehold

**LEASE TERM** : 173 years remaining

**GROUND RENT** : Peppercorn

**SERVICE CHARGE** : £300 PA

**DIRECTIONS** : From the centre of the village, head north onto Headley Road. In about 0.2 miles turn right onto Tower Road than take a left onto The Mead. The property will be found on the right handside.

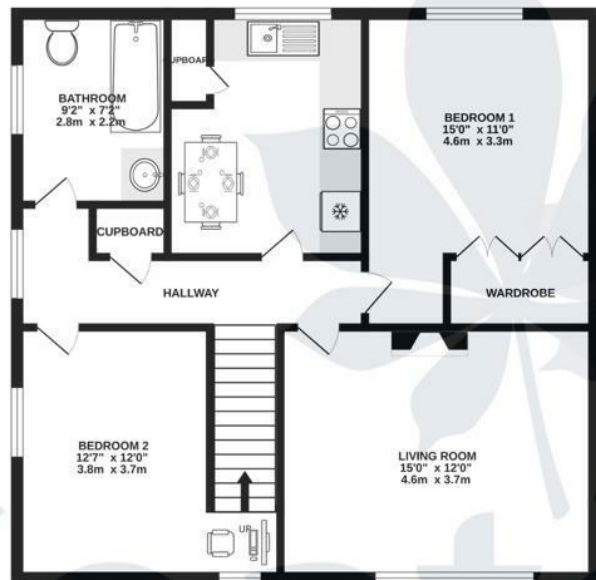
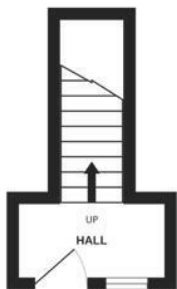
**VIEWINGS** : Strictly by confirmed appointment with the Agents  
Office hours Mon-Fri 8.45am - 5.45pm, Saturday 8.45am - 4pm.



GROUND FLOOR

FIRST FLOOR

OUTBUILDING



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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AGENTS NOTES

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose.

Buyers are advised to obtain verification from their solicitors as to the Freehold/ Leasehold status of the property and any fixtures and fittings

These particulars do not constitute or form part of an offer or contract nor may they be regarded as presentations.

All interested parties must themselves verify their accuracy.

### 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>	75	76
(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	

