



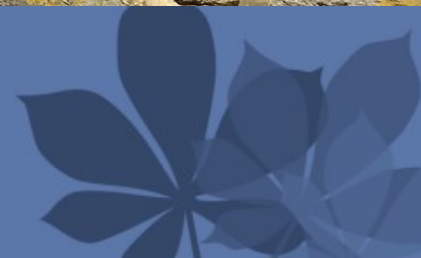
Keats
independent estate agents

Station Road, Liphook

Guide Price

£235,000

Leasehold - Share of Freehold



Liphook

Station Road, Liphook, Surrey, GU30 7GQ

Guide Price **£235,000**

A well presented two-bedroom apartment on the upper floor within a gated development. This property is conveniently located near the train station and village centre.



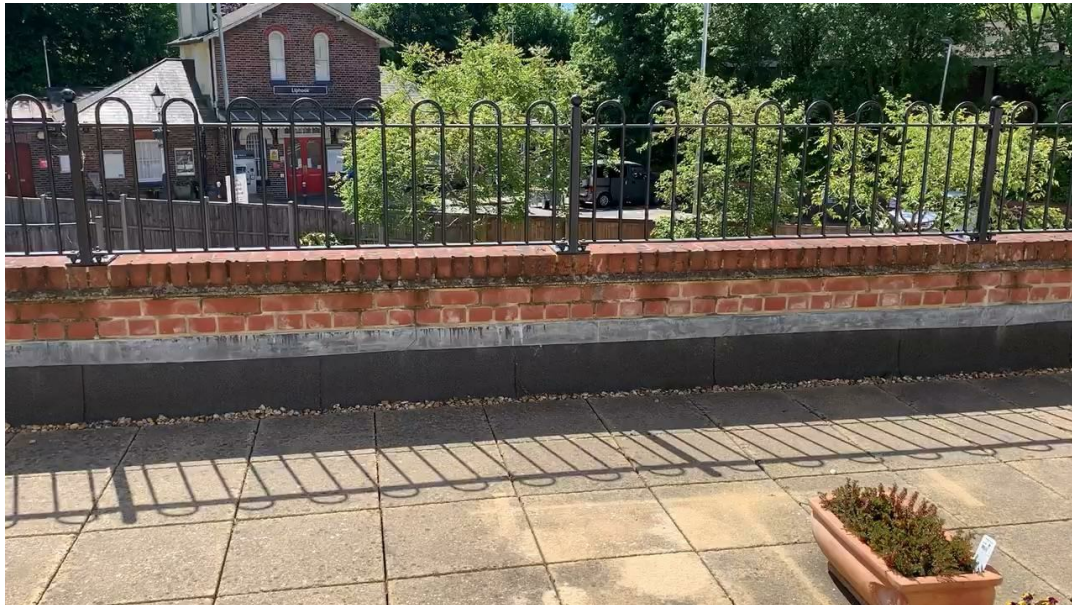
THE PROPERTY

This superbly presented duplex apartment boasts two bedrooms. It features a spacious living room, a well-equipped kitchen, and a modern shower room. Conveniently situated near local shops and Liphook railway station, the property offers gated allocated parking. Additionally, a sun terrace enhances the entrance area, providing an inviting outdoor space.

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.



- Modern gated development
- Two bedroom upper floor apartment
- Kitchen with appliances
- Parking
- Close access to station and amenities
- Shower Room
- Sun Terrace
- Share of Freehold
- First and Second floor
- Living Room



LOCAL AUTHORITY : East Hampshire District Council

TAX BAND : B

TENURE : Leasehold - Share of Freehold

DIRECTIONS

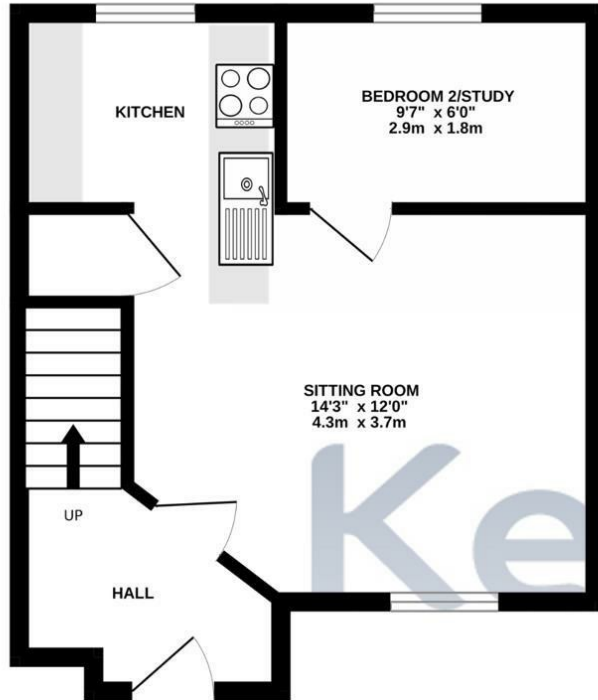
From the centre of Liphook in The Square, proceed along Midhurst Road past Sainsbury Superstore and continue towards the station. Turn right into Station Road and Cadogan Place can be found almost immediately on the left hand side.

VIEWINGS

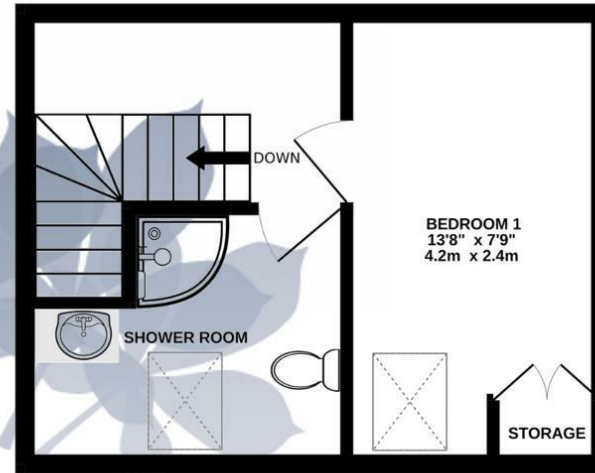
Strictly by confirmed appointment with the Agents

Office hours Mon-Fri 8.45am - 5.45pm, Saturday 8.45am - 4pm

GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 590 sq.ft. (54.8 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, 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) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

