



**11 Parham House, Bramshott Place, Liphook,
Price Guide £350,000 Leasehold**

11 PARHAM HOUSE, BRAMSHOTT PLACE, LIPHOOK GU30 7GB

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A wonderful opportunity to acquire a light and spacious 2nd floor apartment which is situated in the highly desirable and sought after Bramshott Place, which is a retirement village that offers considerable facilities and wonderful grounds and most importantly, there is a real community spirit.

11 Parham House is a light and spacious apartment situated on the 2nd floor and is accessed by a lift or staircase. There is a spacious reception hall which gives access to the reception room which has wonderful views via a small balcony. The kitchen breakfast room is beyond and is well equipped and similarly has a view through its balcony. The master bedroom suite is spacious with its ensuite wet room and bedroom 2 is currently used as a home office and there is a 2nd bathroom. Externally there is a car parking space. A short walk away is the developments Club House with all the facilities, beyond which is the open parkland and beautiful gardens designed by an award-winning landscape architect. The apartment has 24 hrs emergency call system, and it also has domestic help 1 hr weekly. There is also bed linen laundry all of which is covered by the service charge. There is a small maintenance team which look after the apartment, again covered by the service charge. There are free telephone calls within the village and WI FI access is included. There is village transport with a vehicle that gives access to supermarkets, town centres and planned excursions.

The Club House offers its own restaurant and bar, there is a swimming pool facility with fully equipped gymnasium. There is a library, a games room, a communal entertainment room. Periodically during the week there is a shop available as are doctor surgery facilities.

- **Highly desirable sought after retirement village**
- **Elevated 2nd floor apartment**
- **Wonderful facilities & communal community**
- **Light and spacious accommodation**
- **Hall, reception room 2 bedrooms 2 bathrooms (1 ensuite)**
- **Outside parking**
- **Extensive communal facilities**
- **Restaurant, swimming pool, doctors' surgery**
- **Beautiful grounds, open fields & footpaths**
- **24hr emergency call system and domestic help**

CG LIPHOOK

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Local Authority: East hampshire District Council Tax Band D

Services: All mains services









SITUATION

The development is tucked away essentially in its own wonderful grounds, yet is very accessible to the A3 which gives access to London, the M25, and the South coast. Liphook centre is only a short distance away with its' mainline station connecting to Waterloo in just over the hour. The village has excellent facilities, which can be accessed by the Bramshott transport, including Sainsburys supermarket, local cafes, shops, restaurants, and highly desirable public houses. Liphook also boasts The Living Room Cinema. The area as a whole is surrounded by beautiful countryside although Bramshott Place itself is self sufficient with its own countryside, walkways, and facilities. Liphook offers beautiful walks at Iron Hill,

Wheatsheaf Common and Chapel Common.

There are excellent sporting facilities including golf at Old Thorns Golf & Country Club, Liphook Golf Club, Hindhead Golf Club and Hankley Common.




DIRECTIONS

From the centre of Liphook village, leave via the London Road in a northerly direction, after a short distance, look to turn right signposted to Bramshott where the entrance to Bramshott village will be found also on the right. Parham House is beyond the Club House on the left side.

The Lease: This remainder of 125 years from between 2009 and 2011. The service charge from April 2024 to April 2025 for single occupancy is £8,013.00 PA and double occupancy is £9,585.00 PA. Ground rent is between £250.00 and £370.00 PA. There are additional costs involved when the property is sold, reverting percentages back to the village.

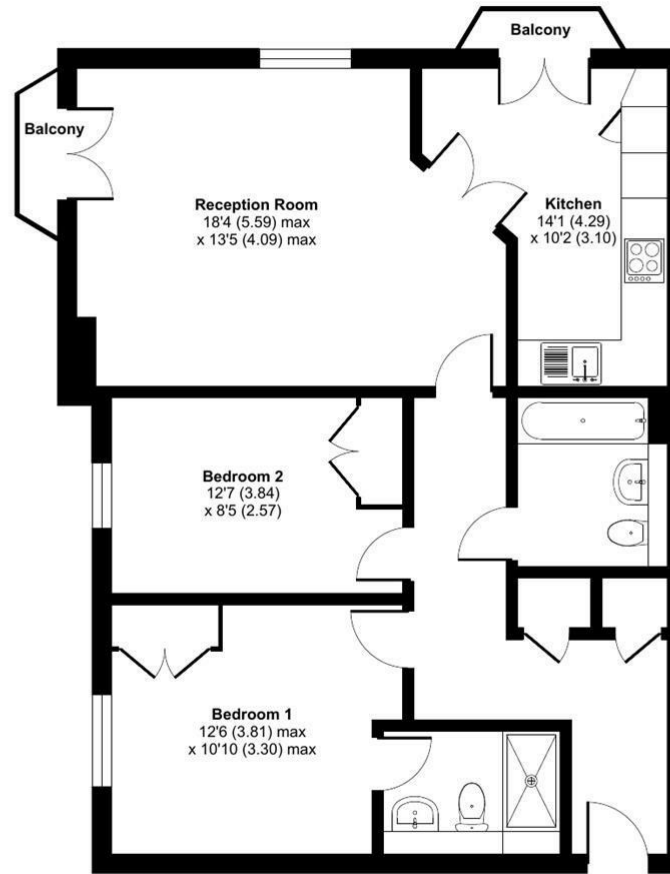
Guildford - 17.2 miles
Liphook mainline station - 1.4 miles
Liphook square - 1 mile
Farnham (via A287) - 12.6 miles
Haslemere - 5.9 miles

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

King George's Drive, Liphook, GU30

Approximate Area = 846 sq ft / 78.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2024. Produced for Clarke Gammon. REF:1125921

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.

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