





Very high specification two bedroom, two bathroom ground floor apartment with a private terrace and underground allocated parking in this exclusive modern development within easy reach of Liss village with it's mainline railway station and easy access to the A3.

The property produces an excellent annual rental income of 5.8% - £1800 per calender month.

The accommodation has excellent proportions, Phillips Hue lighting system and porcelain tiled, underfloor heating.

Large entrance hallway with good-size kitchen with integrated appliances and breakfast bar.

The double aspect reception room is spacious and light and has double-glazed doors leading directly out onto the private terrace and communal grounds.

There is an impressive main bedroom with built-in wardrobes and ensuite shower room.

There is a also a second double bedroom and a family shower room. There is ample storage within the property.

The apartment also benefits from an allocated parking in a secure underground carpark and a storage cupboard (in the communal meter room). There is a cycle store in the garage and this is and a further storage cupboard.

There are well tended communal grounds and lawns, with paved paths and an attractive central water fountain.

The pretty village of Liss lies in the heart of the South Downs



National Park and offers a range of local shops, GP surgery and mainline station with services to London Waterloo in just over an hour. Petersfield town is about 3 miles away with a more comprehensive range of shopping, sporting and leisure facilities as well as a main line station. There is a wide choice of both state and private schools in the vicinity all surrounded by National Trust countryside.

EPC E rating. Council Tax £2728 per annum.

Viewing through the Vendor's sole agent, Jacobs & Hunt, Petersfield.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

26 Lavant Street, Petersfield,
Hampshire, GU32 3EF

www.jacobshunt.co.uk
01730 262744
properties@jacobshunt.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

