

Jacobs & Hunt

4 BLENHEIM COURT, FARNHAM ROAD, LISS, HAMPSHIRE, GU33 6JA
GUIDE PRICE £325,000





****GUIDE PRICE £325,000 - £350,000****

Located within the highly regarded Blenheim Court development, this beautifully presented first (top) floor apartment offers an impressive combination of modern comfort, generous space and an attractive semi-rural outlook. Built in 2018 and maintained to an excellent standard, the property provides a calm, contemporary setting ideal for low-maintenance retirement living.

The heart of the home is the double-aspect open-plan living space, flooded with natural light and arranged to create distinct kitchen, dining and sitting areas. From here, double doors open to a private balcony enjoying far-reaching views of the surrounding countryside, making it a superb spot for morning coffee or evening relaxation.

The sleek modern kitchen features integrated appliances and plenty of storage, while the separate utility room helps keep day-to-day tasks neatly tucked away. The apartment includes two well-proportioned bedrooms, and a standout contemporary bathroom fitted with both a full-size bath and a separate walk-in shower.



Further benefits include:

Underfloor heating throughout, providing consistent and efficient warmth

Allocated parking space plus ample visitors' parking

Secure, well-kept communal areas

Quiet top-floor position offering privacy and an elevated

outlook

Convenient access to Liss village amenities and the A3, ideal for visiting friends, family and local attractions

This is an inviting, light-filled home that combines practical features with a stylish finish-perfect for those seeking a high-quality retirement property in a peaceful yet connected location.

998 years remaining on lease

Annual service charge - £3,737.50

All mains services

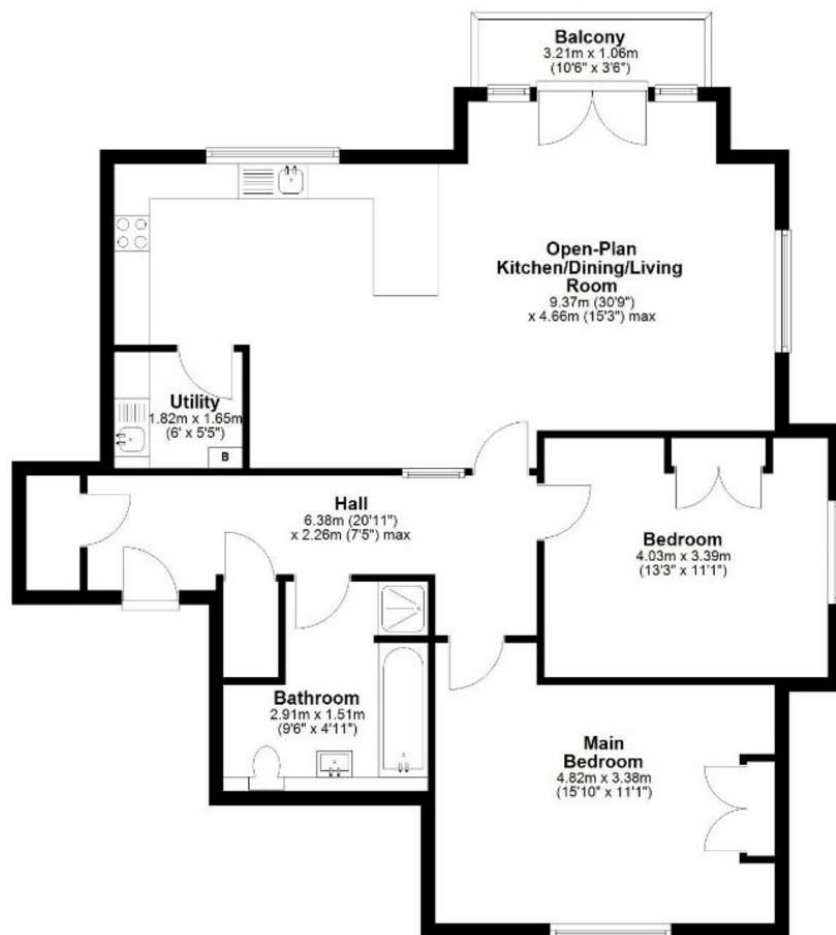
Gas central heating

Please contact Jacobs & Hunt to arrange your viewing appointment.



Floor Plan

Approx. 95.5 sq. metres (1027.6 sq. feet)



Total area: approx. 95.5 sq. metres (1027.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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

