



Flat 11, Radford Court Tower Road, Liphook - GU30 7GR

Guide Price £145,000 - Leasehold Retirement Property

 **Henry Adams**
estate agents

A superb one bedroom retirement apartment situated to the rear of the development enjoying its own small terrace area off the sitting room.

- Easy Reach Of Local Amenities
- Retirement Apartment (Over 60)
- One Double Bedroom
- Sitting Room & Sun Terrace
- Communal Gardens, Car & Mobility Scooter Parking
- House Manager/ Care Line
- Residents Lounge & Laundry Room
- Guest Suite For Visitors
- EPC Rating: B
- No Onward Chain

A delightful retirement apartment, approached through communal doors either from the front or rear of the building into the entrance area with communal lounge and laundry room off, stairs or a lift lead up to the apartment.

The apartment's front door opens into an entrance hall with doors to the sitting room, bedroom, shower room and two cupboards; one housing the hot water cylinder. The sitting room opens out to the sun terrace and double doors into the well appointed kitchen with electric oven, hob with extractor hood over and a range of floor and wall mounted cupboards and drawers. The shower room (once a bathroom) comprises large shower cubicle with drop down seat and well secured grab rails, wc, heated towel rail and washbasin set within a vanity unit. The bedroom overlooks the rear of the development and is fitted with built-in wardrobes.

In summary the property is well presented and with the added feature of the sun terrace, a viewing is highly recommended.

There are delightful well maintained communal grounds with a patio off the resident's lounge and further seating areas, car parking and a sheltered mobility scooter storage area. Further features include connectivity to Careline, a House Manager and a guest suite which can be hired for visitors.

Occupants must be 60 years of age or over.

Lease Information & Services:

We are advised by our vendors that the property is leasehold and the details are:

Lease Length: 125 years from 2009

Maintenance Charge: £3881.76

Ground Rent: Approximately £763.20 per annum

East Hampshire District Council Tax Band: B (£1732.20) 2025/26

Broadband and Mobile services: Visit checker.ofcom.org.uk

Mains: Electric, water, and drainage (as advised by our vendor, immersion heater for hot water and wall hung electric radiators)

Directions:

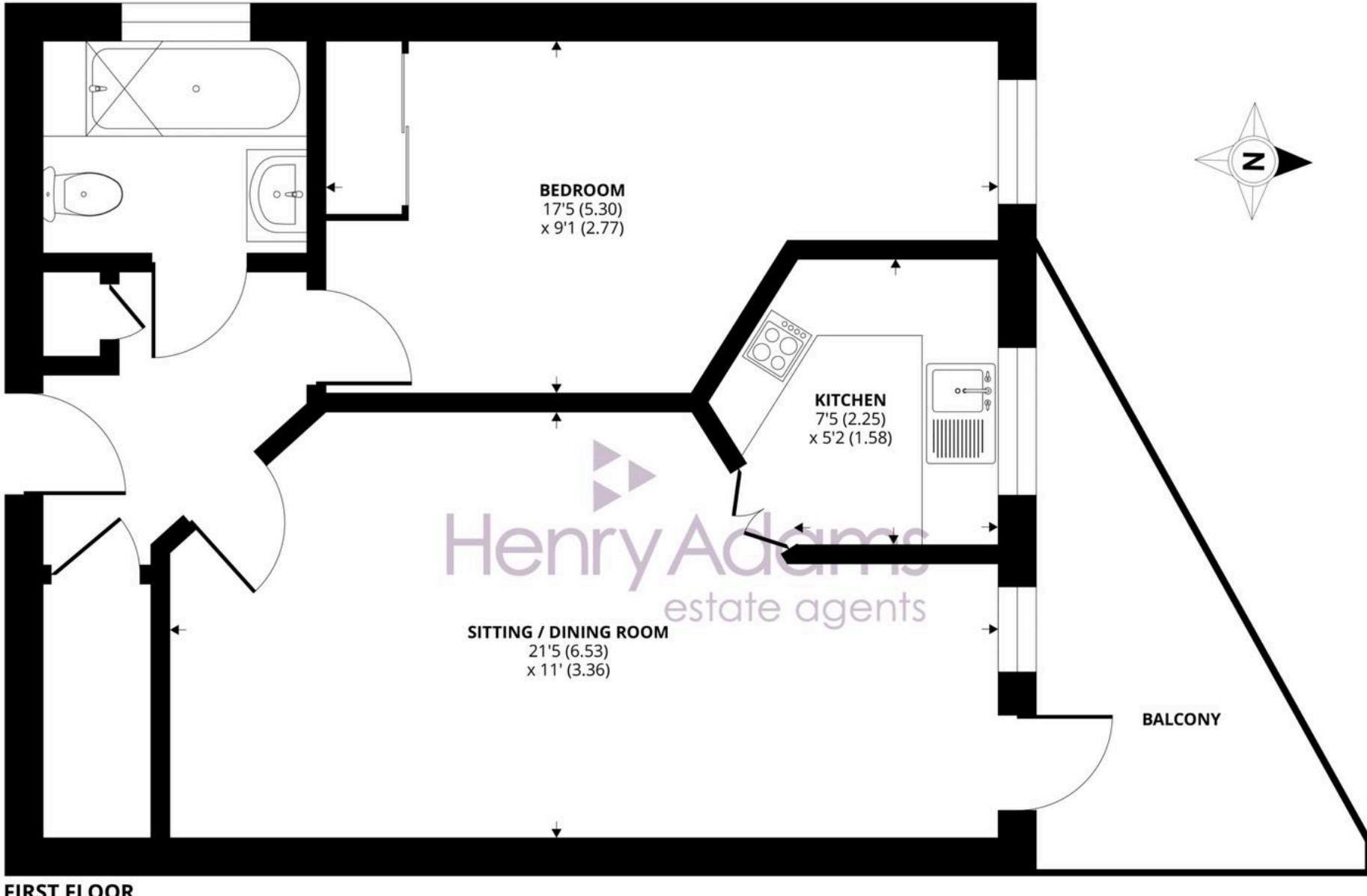
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What3Words: /// soft.yarn.economics

Location:

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 in the area.

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Tower Road, Liphook, GU30

Approximate Area = 509 sq ft / 47.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any