



Farnham Road, Liss, Hampshire, GU33

Guide Price: £400,000 *Share of Freehold*



A beautifully presented ground floor apartment in a modern purpose-built retirement complex with its own parking space, south-east facing terrace and garden.

KEY FEATURES

- Ground floor apartment in popular retirement complex
- Easy access to Liss village centre and mainline station
- Beautifully presented throughout
- Private patio garden
- Allocated parking and visitor parking



Petersfield

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DESCRIPTION

The property is a spacious, ground floor apartment with a private terrace and parking space in the popular retirement complex for the over 55's, Blenheim Court. The layout can be seen in the floorplan, but of particular note is the open plan sitting/dining room and kitchen with many of the usual built-in appliances and a separate utility room. It is worth noting that there is a spacious entrance hall that has two large integral cupboard which make useful storage. Off the hall, there is a large bathroom with separate shower and two double bedrooms, both of which have built-in storage. Outside to the rear, is a private terrace and a small lawn enclosed by hedging. To the front of the property are a number of parking spaces, one of which is allocated to this property.

ACCOMMODATION

Entrance hall, sitting/dining room, kitchen, utility room, two double bedrooms, family bathroom with separate shower, allocated parking and garden.

LOCATION

The property is situated within an exclusive retirement complex on the fringes of the popular village of Liss. It is immediately adjacent to Blenheim Court Care Home, the leading luxury care home in the area, and to a popular golf driving range. Liss provides for all day to day needs and has a railway station with a direct access to London Waterloo. The market town of Petersfield lies approximately 3 miles to the south and offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco, Lidl, Aldi and there are numerous boutiques, cafes and further shops. There is an additional train station providing a service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The tunnel at Hindhead provides congestion free travel north along the A3 to Guildford and London. The area has many active clubs and societies with golf available at Petersfield, Liphook, Blackmoor and Midhurst, horse and motor racing at Goodwood, The Festival Theatre in Chichester, polo at Cowdray Park and sailing along the South Coast. Being in the heart of The South Downs National Park, the surrounding area is renowned for its unspoilt countryside and outdoor pursuits.

DIRECTIONS

From Petersfield, proceed north along the A3 and take the first exit signed to Liss. As you join the slip road, continue back over the A3 and at the next roundabout, take the second exit signed to West Liss. Proceed along the road for a few hundred metres and Blenheim Court is the first group of buildings on your right. As you turn into the complex, the apartment is situated in the first building on your left.

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MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Leasehold with a Share of Freehold.

Lease: 130 years from and including 01.11.2017.

Construction: Brick and render elevations under a tiled roof.

Services: Mains electricity, water and drainage. Underfloor heating throughout.

Council Tax: East Hampshire District Council. Band: "D"

Service Charge and Ground Rent: Approximately £5,000 per annum. This includes buildings insurance, communal facilities, cleaning, ground /general maintenance, and Tunstall warden call system. The share of Freehold helps to manage this cost.

Rights & Easements: None known.

Mobile Signal: Likely (Ofcom)

Broadband Availability: Superfast (Ofcom)

Parking: Allocated parking and visitor parking

Viewings: Strictly by appointment with Winkworth Petersfield.

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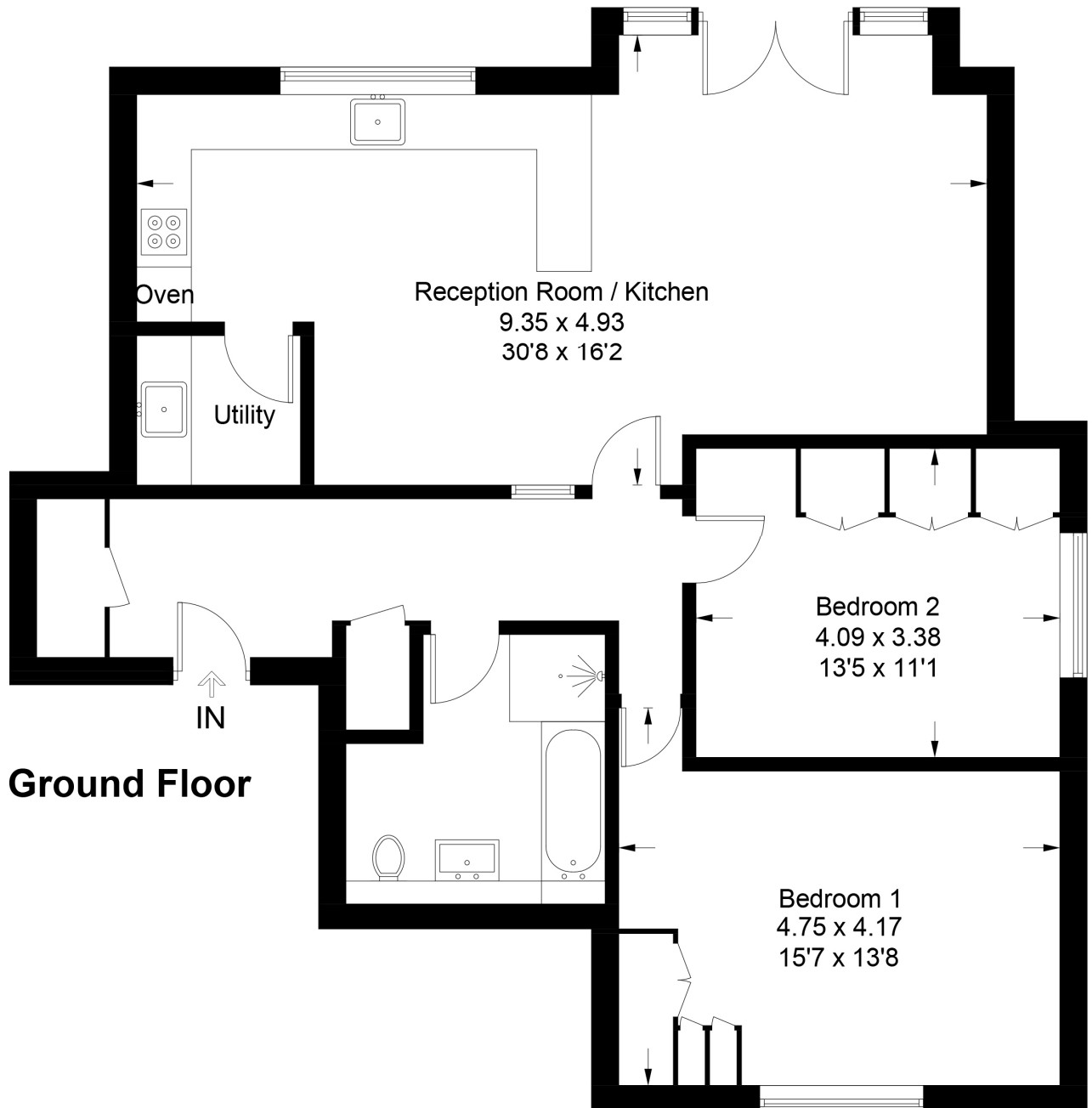
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Approximate Gross Internal Area = 95.2 sq m / 1025 sq ft



Ground Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2025.

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