



Blenheim Court, Farnham Road, Liss, Hampshire, GU33

Guide Price: £375,000 Leasehold

A bungalow in an almost new retirement complex with a private terrace and parking space. NO ONWARD CHAIN.

2 bedrooms, wet room, hall, sitting/dining room, kitchen, parking space and garden.

EPC Rating: "B" (83).

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DESCRIPTION

The property is a mews style bungalow 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 sitting room with a door leading outside to the terrace. The kitchen is fitted with matching floor and wall mounted units and there is an integrated induction hob, oven, dishwasher, fridge and freezer. There is also a spacious hall, two bedrooms and a wet room. Outside to the side of the property, is a private terrace leading to a communal area of lawn. To the front of the property are a number of parking spaces, one of which is allocated to this property.



Agents note: The owner of this property along with some other occupants are in the process of purchasing a 999 year Head Lease by a Management Company formed by residents, due to be completed by the end of July 2021.



LOCATION

The property is situated within an exclusive retirement complex on the fringes of the popular village of Liss. 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 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 now provides congestion free travel north along the A3 to Guildford and London. The town 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.

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

Ref: AB/210086/2

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

SERVICE CHARGE

£3,594 per annum (2021-2021).

GROUND RENT

£450 per annum.

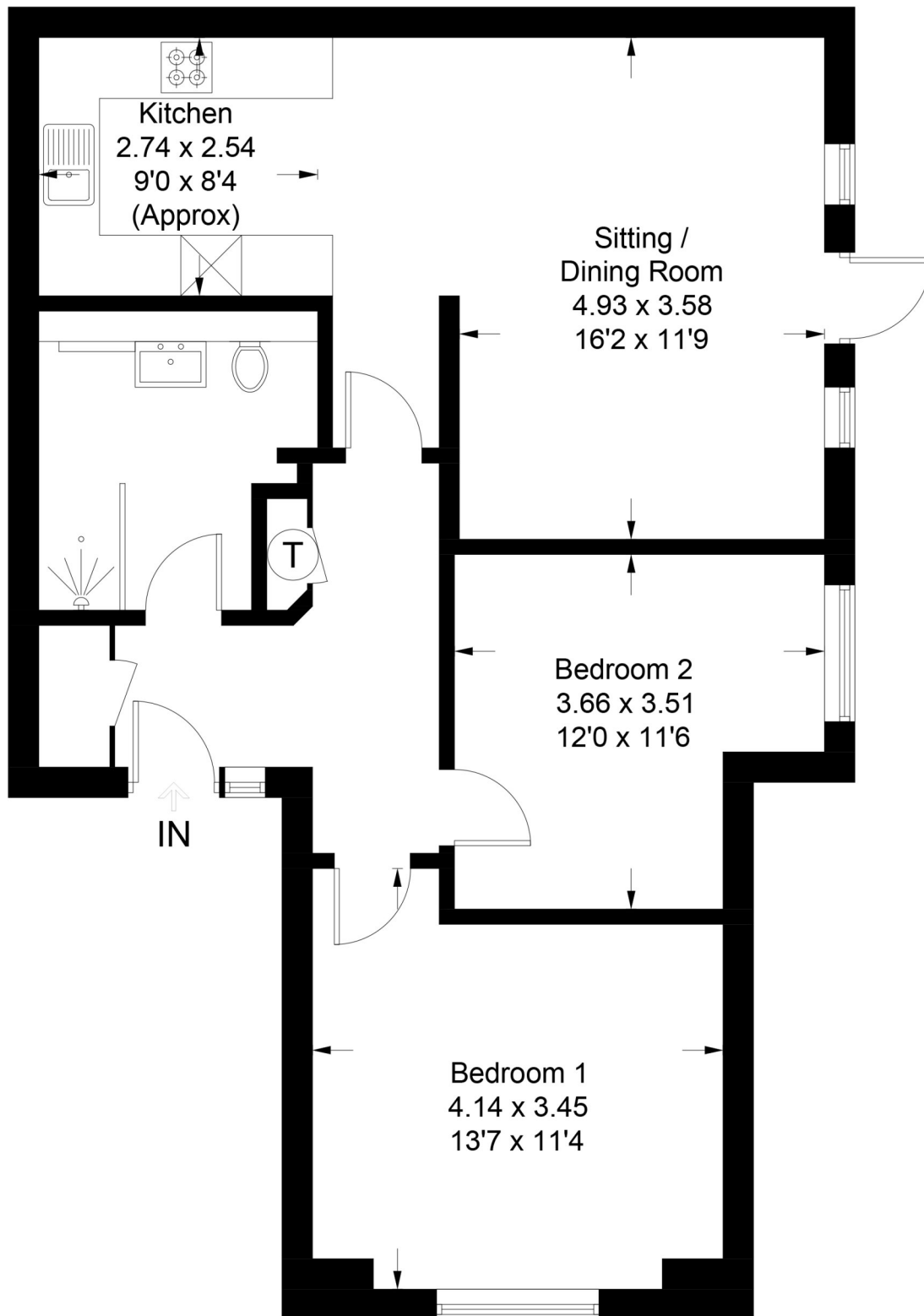
DIRECTIONS

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.



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Approximate Gross Internal Area = 76.8 sq m / 827 sq ft



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 2021.

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