



 kelway
law

Harris Court, Liphook, Hampshire GU30 7XX

GUIDE PRICE £165,000



Harris Court

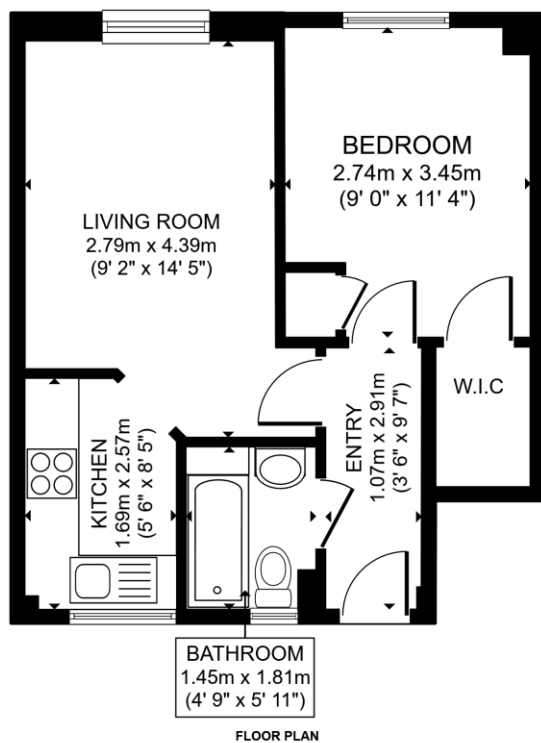
At a glance:

- One double bedroom
- Ground floor apartment
- Fitted bathroom and kitchen
- Private patio area
- Allocated residential parking
- Walking distance to railway station
- Close to local amenities

This excellent one-bedroom ground floor maisonette is situated close to the heart of Liphook and within walking distance of the railway station.

The property is entered through a private door into the hallway leading to the sole double bedroom, with a built-in deep cupboard and an additional airing cupboard. The bathroom consists of a bath with a shower attachment, WC, and a wash basin. The sitting room leads in to the fully fitted kitchen which looks out on to the outdoor courtyard.

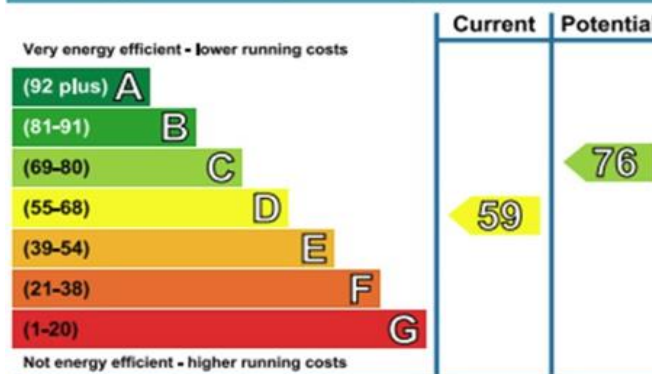
Outside the property there is a patio which is ideal for a snug seating area. The nearby residential car park provides allocated parking spaces.



GROSS INTERNAL AREA
FLOOR PLAN 34.2 m² (368 sq.ft.)
TOTAL : 34.2 m² (368 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating



Liphook & Surroundings:

Having grown from a coaching stop on the London to Portsmouth journey in the 1800s, Liphook is now a thriving village situated on the three counties border. The property occupies a convenient central position in Liphook which offers local facilities including a Sainsbury's supermarket, two doctors' surgeries, a chemist and local stores.

The railway station services the Portsmouth/London Waterloo main line, whilst Liphook is located with easy access to the recently improved A3, providing good transport links to Guildford, the south coast, and London to the north.

The surrounding countryside is renowned for its outstanding natural beauty, much of which is under the ownership of the National Trust or within the South Downs National Park and is within walking distance of Radford Park as it follows the winding River Wey.

Additional Property Details:

Council Tax Band: B
Local Authority: East Hampshire
Services: Mains Gas, Electric & Drainage
Tenure: Leasehold
Lease Length: 189 from 2015
Service Charge: N/A
Ground Rent: £688 per annum
What3Words: /// vows.breathy.ecologist



Agents Note:

Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the relevant information. Do so particularly if contemplating travelling some distance to view a property. The appliances mentioned have not been professionally tested.

Viewings Arrangements:

Viewings are strictly by appointment with Kelway Law Estate Agents and can be booked by calling the local office or via our website www.kelwaylaw.co.uk

Referral fees:

Where we refer sellers and/or potential buyers to use the services of ancillary providers we receive a referral fee should you decide to use their services.

Conveyancing: We refer conveyancers from a panel selection and are paid a fee £200.00 for each transaction undertaken.

Mortgages: We refer to Gilmar Independent Financial Solutions and in doing so receive a payment the equivalent of 25% of the fee the broker receives in arranging the mortgage for you.

Are you selling locally?

Your property is our passion and we would be delighted to assist with your move. To book your free no obligation valuation, call your local office or visit www.kelwaylaw.co.uk

Investment Purchase?

Buying a property to let then you'll need to know the in's and out's from rental value through to your legal obligations as a Landlord. Being members of Association of Regulated Letting Agents (ARLA) means that you can be sure of a professional knowledgeable person looking after your property.