



Flat 7, 8 Liphook Road

A spacious and well-presented two-bedroom ground floor maisonette



- ▶ **Spacious Ground Floor Maisonette**
- ▶ **Generous Living Room**
- ▶ **Allocated Parking**
- ▶ **Study/Dressing Area**
- ▶ **Under A Mile From Haslemere Mainline Station**
- ▶ **Two Bedrooms**
- ▶ **Modern Kitchen and Shower Room**
- ▶ **Convenient Location Walk of Shops**
- ▶ **Gas Central Heating (NB: Agents Note)**
- ▶ **Immediate Vacant Possession**

Introducing this exceptional ground floor maisonette, boasting spacious living space and contemporary features throughout.

Comprising of two bedrooms, one with direct access to a private courtyard, this property is perfect for those seeking a modern and convenient living environment. The generous living room captures an abundance of natural light, thanks to the skylights overhead, creating an airy ambience. The adjacent modern kitchen is equipped with sleek fixtures and fittings, while the convenient shower room ensures every-day comfort. In addition to the versatile living space, this maisonette also offers a study/dressing area, ideal for those looking for a quiet workspace or additional storage. The property further benefits a parking space, ensuring ease and convenience for residents. Located within walking distance of nearby amenities and less than a mile from the mainline station, this property guarantees effortless access to daily essentials and excellent transport links.

With immediate vacant possession, this ground floor maisonette offers a fantastic opportunity to reside within a modern, convenient, and comfortable residence.





GROUND FLOOR

Flat 7, 8 Liphook Road

Approximate Area = 862 sq ft / 80 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 1058870

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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Agents Notes & Lease Information

Agents Note: The flat has gas central heating and the boiler is shared between three flats (The boiler is located in a boiler cupboard adjacent to the courtyard).

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

Lease Length: 125 years from 25 March 2008

Maintenance Charge: Approx £2204.00 per annum

Ground Rent: £100.00 per annum

Location

The property is conveniently located for Haslemere station which offers a fast train service to London Waterloo in around 49 minutes and is also close to shops, local schools and The Haslemere Leisure Centre. Haslemere is an attractive town with a good range of independent shops and boutiques, restaurants and coffee houses. There are good road links to London and the south coast. There are excellent schools locally for all ages and leisure facilities including, Voco at Lythe Hill and The Haslemere Leisure Centre. The surrounding area has some stunning countryside, much of which is in the ownership of the National Trust and offers excellent walking and riding opportunities.

Directions & Council Tax Band

SAT NAV: GU27 1NL

What3words: someone.asked.champions

Council Tax Band - Waverley Borough Council - Band C

Instagram: Follow us @haslemerepropertyclub

