

wpr

6 Ashleigh House

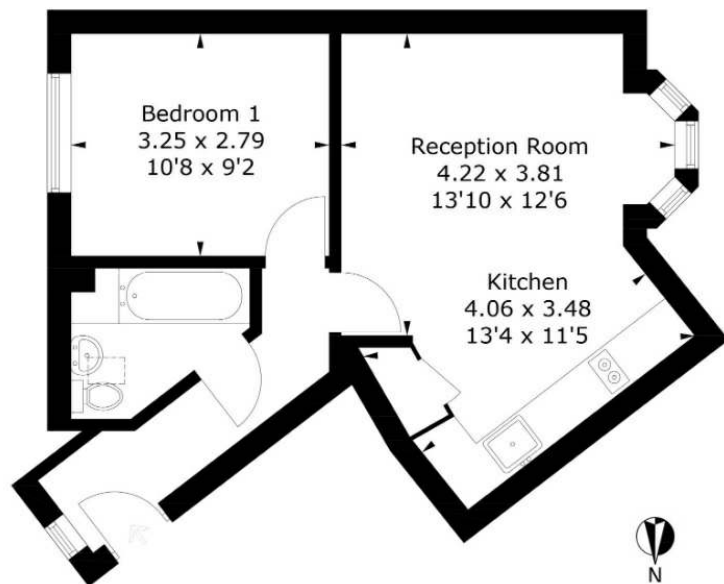
Midhurst Road | Liphook | GU30 7DY

A spacious top floor apartment, offered with no onward chain, located within a few minutes walk of the local facilities and shops; which includes Sainsbury's supermarket, a cinema and the main line train station. Ownership of a covered car parking space and visitor parking. Ideal for a first time buyer or an investment buyer. Leasehold property with a share of the management company.



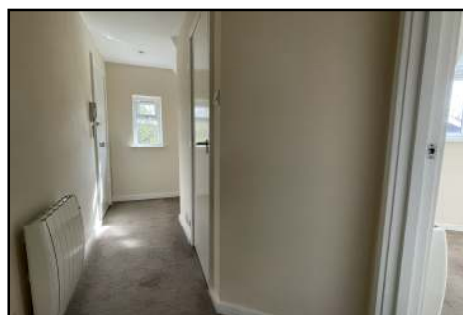
Midhurst Road, GU30

Approximate Gross Internal Area = 38.2 sq m / 411 sq ft



Second Floor

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. (ID901598)



FEATURES

- Communal entrance at ground floor level with secure entry phone system
- Communal stairs to the top floor
- Private front door opening into hallway
- Open plan kitchen/living room with a bay window providing pleasant west facing views
- Modern kitchen (refurbished in 2017) with integrated oven, hob and dishwasher. Washing machine and fridge will also remain. Drawers, cupboards and a pantry cupboard
- Double bedroom with built in wardrobe
- Modern bathroom with shower over bath
- Ownership of a covered car parking space as well as visitor parking
- Fast fibre internet provision available
- The electrics in the flat were modernised in 2017 with LED down lighting in all rooms, new consumer unit and programmable electric radiators and new double glazing giving it an EPC rating of C
- Walking distance of train station and local shops
- Offered with no onward chain

LOCATION

Liphook is a large well serviced village on the Hampshire/West Sussex borders with excellent commuter links via the A3 and mainline train line from Portsmouth to Waterloo. The village grew out of the adjoining Hamlet of Bramshott with its prominence as a coaching stopping point and has since grown to overtake it. The area retains much of its rural charm with the delightful watermeadows in Radford Park in addition to modern improvements such as Sainsburys supermarket. Schooling is excellent with both private and state provision. Bohunt Secondary school having an excellent OFSTED rating and a raft of awards and accolades including TES Secondary School of the Year in 2014. Old Thorns Manor Hotel has a luxury Spa and golf course designed by Peter Aliss. The area has extensive surrounding countryside much of it National Trust including Bramshott Common.

DIRECTIONS - From the centre of Liphook head out on the Midhurst Road. Just before the railway bridge turn right into Newtown Road. After 100m turn left into the driveway and parking area for Ashleigh House.

COUNCIL TAX - East Hampshire District Council/Hampshire County Council. Council Tax Band B (Correct at time of publication and is subject to change following a council revaluation after a sale)

TENURE - Leasehold Property. Lease length; balance of a 120 year lease issued on 1st January 2008. No ground rent. £105pcm maintenance/service charge. Each of the 22 flat leaseholders owns one share each in Midhurst Road Residents Association (Liphook) Limited. The freehold is owned by Midhurst Road Residents Association (Liphook) Limited

SERVICES - Mains water, drainage and electricity. Electric heating. Double glazed windows.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		
B (81-91)			
C (69-80)		73	77
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England & Wales EU Directive 2002/91/EC

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