

Jacobs & Hunt

2, BLENHEIM COURT, FARNHAM ROAD, LISS, GU33 6JA
ASKING PRICE OF £450,000

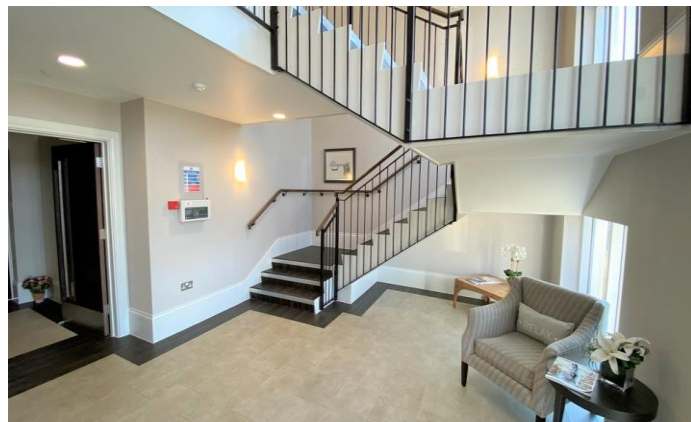




Built in 2018, this well proportioned ground floor two bedroom apartment in Blenheim Court is specifically aimed for the over 55s and has the fantastic benefit of its own private garden with terrace, being conveniently positioned within a few minutes level walk of west Liss and The Spread Eagle public house.

The apartment comes with a share in the long lease (999 years from 2018) of the building giving the owner a considerable say in the management of the block, including the setting of the service charge going forward. All day-to-day matters are in the hands of a capable managing agent

The communal entrance has an entry phone system along with a security door, leading into a bright and airy communal reception area with lift and stairs to both floors. A private front door leads into hallway of the property, which is wheelchair accessible, with doors to the two bedrooms, bathroom, large walk in storage room as well as the spacious kitchen and dining/lounge area.



From the hallway, a glazed door leads to the spacious dining/lounge and kitchen area which is a real feature of the property. The kitchen offers stone topped work surfaces and a modern range of fitted cupboards. Along with this, it boasts a built-in oven, microwave, integrated dishwasher, electric hob with extractor hood, integrated fridge/freezer. There is a separate utility room with sink, plumbing for washing machine and worktop space for a tumble drier. Wall mounted gas boiler for central heating and hot water.

Two comfortable double bedrooms with each coming with an independent thermostat heater and views over the private garden. Across the hallway is a spacious bathroom

comprising of a panelled bath and fully tiled separate shower cubicle. Between this spans a mirrored wall with shelving, washing hand basin with vanity unit and a heated towel rail and underfloor heating.

With lots of space available, the lounge/dining offers plenty of room for a dining table and chairs. The lounge area itself is very bright and airy, mainly from the light entering the French doors standing at the end of the room. These open up onto the private terrace and garden of the apartment.

The garden itself benefits from stunning views across open, unspoilt countryside being completely private and is of an excellent size.

Private parking space and further visitors parking.

Service charge for 2022 is £3310 and covers;

- Comprehensive buildings insurance, including insurance of communal areas
- Annual costs for call and door security system as well as other 24 hour fire and security systems
- Maintenance of interior and exterior communal areas of the building
- Lift maintenance
- Electricity and heating to the communal areas
- Cleaning of communal areas
- Cleaning of outside windows
- Contingency fund for long term maintenance - e.g. painting

It is anticipated that the service charge will reduce in 2023 - please ask the office for further information.



999 year lease from 2018.

The property is for over 55 living only. NO ONWARD CHAIN.

PLEASE CONTACT JACOBS & HUNT, PETERSFIELD TO ARRANGE A VIEWING - WE ARE OPEN 7 DAYS A WEEK FOR YOUR CONVENIENCE!





Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

