







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

Lovely, two bedroom character first floor apartment in the lovely village of Liss Forest, close to the local pub and within easy walking distance of Liss village, with its excellent facilities and mainline railway station.

The flat is situated in a large detached character house with just 3 other flats and offers a small communal area and ample off road, private parking.

The flat entrance is to the rear of the house and accommodation comprises;

Communal front door to ground floor entrance hallway with stairs to first floor landing.

Private front door leading to inner hallway.

Lounge with feature fireplace, built in cupboard with gas boiler for central heating and hot water.

Main bedroom being a double and second bedroom/study being a large single/small double.

Modern, re-fitted kitchen with double oven cooker, electric hob and extractor hood - space for washing machine and fridge.

Bathroom with shower over the bath and wash hand basin. Separate WC.

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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

