

**Auction****2 bed apartment to buy in GU33**

Farnham Road, Liss, Hampshire, GU33 6JA

£250,000 Starting Bid x2  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ First-floor apartment for the over
- ✓ Two double bedrooms
- ✓ Private balcony with far reaching countryside views
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Located within the highly regarded Blenheim Court development, this beautifully presented first (top) floor apartment offers an impressive combination of modern comfort, generous space and an attractive semi-rural outlook. Built in 2018 and maintained to an excellent standard, the property provides a calm, contemporary setting ideal for low-maintenance retirement living.

The heart of the home is the double-aspect open-plan living space, flooded with natural light and arranged to create distinct kitchen, dining and sitting areas. From here, double doors open to a private balcony enjoying far-reaching views of the surrounding countryside, making it a superb spot for morning coffee or evening relaxation.

The sleek modern kitchen features integrated appliances and plenty of storage, while the separate utility room helps keep day-to-day tasks neatly tucked away. The apartment includes two well-proportioned bedrooms, and a standout contemporary bathroom fitted with both a full-size bath and a separate walk-in shower.

Further benefits include:

Underfloor heating throughout, providing consistent and efficient warmth

Allocated parking space plus ample visitors' parking

Secure, well-kept communal areas

Quiet top-floor position offering privacy and an elevated outlook

Convenient access to Liss village amenities and the A3, ideal for visiting friends, family and local attractions

This is an inviting, light-filled home that combines practical features with a stylish finish-perfect for those seeking a high-quality retirement property in a peaceful yet connected location.

998 years remaining on lease

Annual service charge - £3,737.50

All mains services

Gas central heating

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 998

Annual Service Charge Amount: £3,737.00

Price: Starting Bid £250,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

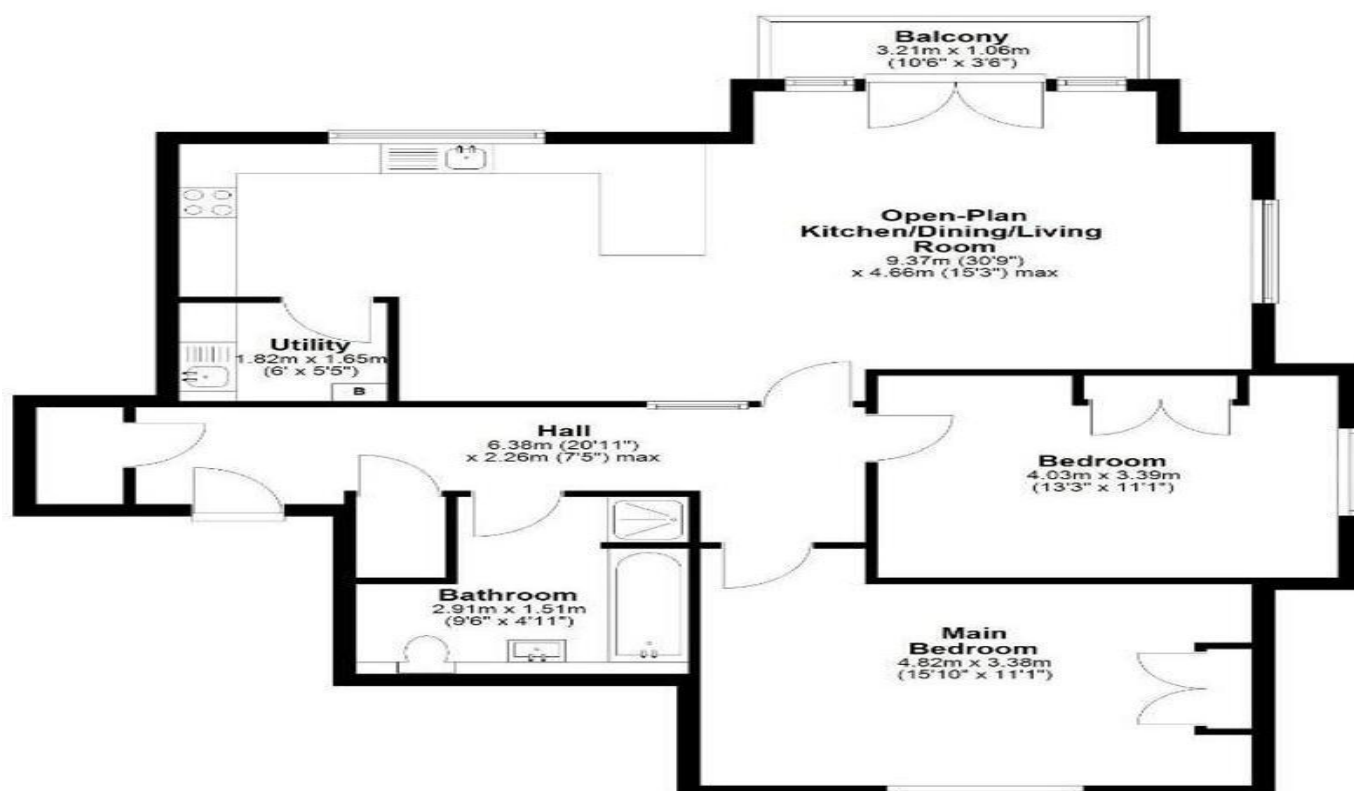
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Floor Plan

Approx. 95.5 sq. metres (1027.6 sq. feet)



Total area: approx. 95.5 sq. metres (1027.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Farnham Road, Liss, Hampshire, GU33 6JA

Contact your local branch today for more information on this property:

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