





Built in 2018, this well proportioned ground floor two bedroom apartment in Blenheim Court is specifically aimed for the over 55s and has the benefit of it's own private front door and private parking space adjacent.

The development is conveniently positioned within a few minutes level walk of west Liss and The Spread Eagle public house.

The apartment comes with a share of the freehold and the management is run by owners of the other properties in the block, therefore keeping the annual management charges to a minimum and giving the owner a considerable say in the management of the block, including the setting of the service charge.

Underfloor heating, double glazed windows, private front door and entrance hallway.

Accommodation comprises ;

Private front door to entrance hallway with entry phone system. Cloaks cupboard with gas boiler. Large utility room with space for tumble drier.



From the large, bright and spacious hallway, a glazed door leads to the charming lounge with dining area adjacent to the kitchen 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.

Two comfortable double bedrooms . 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.

Private parking space adjacent to the front door and further visitors parking.

Service charge for 2023/2024 is £2,200 for the financial year.

130 year lease with a share of Freehold

Please note – a member of staff at Jacobs & Hunt has an interest in the sale of this property.

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

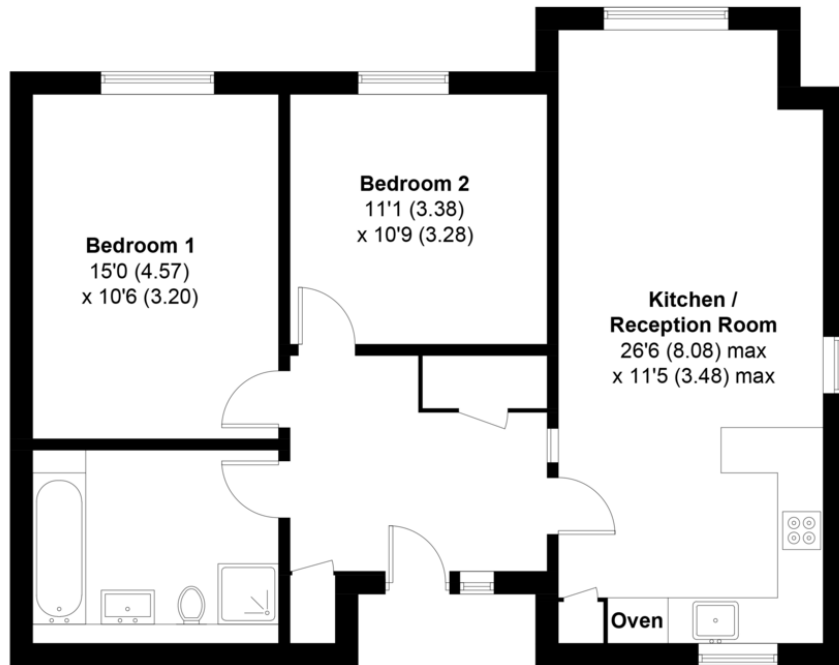
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## 8, Blenheim Court, GU33 6JA

APPROXIMATE GROSS INTERNAL AREA = 812 SQ FT / 75.4 SQ M



### GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1059715)  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	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



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