



## 2 Bedroom Flat in Liphook

**TO LET**  
**£935 PCM**  
**DEPOSIT: £1,078**

**Available:**  
**26th April 2023**

**UNFURNISHED**

Find us on...



  
**Keats**



## Station Road, Liphook, GU30 7GQ

Set in a convenient location adjacent to Liphook Station (mainline to London Waterloo) and within easy walking distance of the village centre, doctors surgery, supermarket and A3 arterial route between London and the South Coast, this modern upper floor 2 bedroom apartment will be available to rent from Late April on an unfurnished basis. The accommodation comprises: living room, two bedrooms, fitted kitchen and shower room. Parking is available.

LIPHOOK is on the Hampshire/Surrey/Sussex borders within reach of London and the South Coast via the Waterloo/Portsmouth main line and the A3. The polo at Cowdray and the sailing at Frensham Ponds can be easily accessed from Liphook and there are a variety of walks and bridleways in the National Trust land and the South Downs National Park. Adjacent to Liphook Golf Club is Champneys Forest Mere and the Liphook Equine Hospital. There are a range of local amenities including shops, pubs, cafes, golf courses and restaurants as well as doctors, dentists, a Sainsburys supermarket and a library. Further facilities are available in the nearby towns of Haslemere (approx. 5 miles) and Petersfield (just over 8 miles). Education is provided by a wide choice of both state and private schooling.

### IF YOU WISH TO RENT THIS PROPERTY:

All applicants will be required to provide proof of the following before acceptance of their offer:

PROOF OF ID

PROOF OF CURRENT ADDRESS

PROOF OF INCOME

A reference will be required from your employer and, if you are currently renting, from your landlord or their agent.

### ALL OFFERS TO RENT ARE SUBJECT TO REFERENCING AND CONTRACT

Once references have passed and contract has been signed, we require the below funds cleared into our account 7 days before move in.

\* The first months rent up front - £935 pcm

\*5 week deposit- £1078

A TENANCY DEPOSIT EQUAL TO 5 WEEKS RENT WILL BE HELD IN THE DPS CUSTODIAL SCHEME.  
TENANCY DEPOSIT:

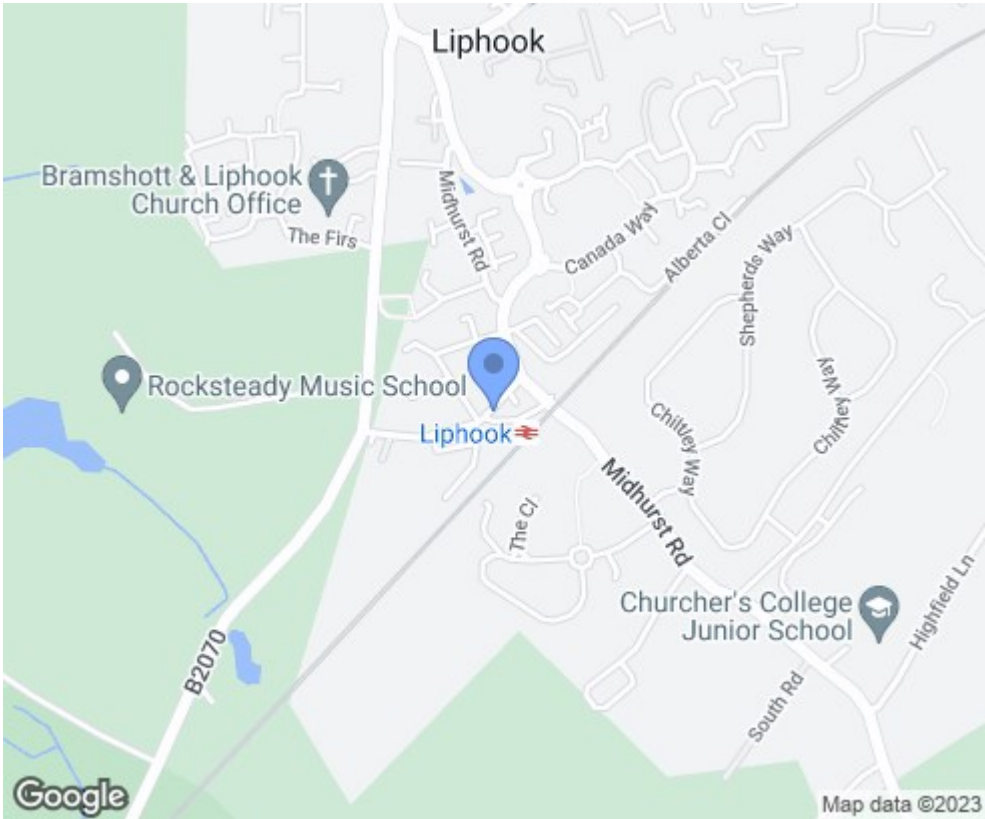
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**Viewings:** Strictly by confirmed appointment with the Agents.

**Office opening hours:**  
Monday - Friday 8.45am - 5.45pm  
Saturday 9am - 4pm

**Local Authority:** East Hampshire District Council  
**Council Tax Band:** B



**DIRECTIONS:**

From the centre of Liphook in The Square, proceed along Midhurst Road past Sainsbury Superstore and continue towards the station. Turn right into Station Road and Cadogan Place can be found almost immediately on the left hand side.

**Important Notice:** The descriptions in these details are necessarily subjective, but have been prepared to give a fair overall picture of the property, however, in particular a) We have not tested any item or service mentioned, b) No assumptions should be made about the locality or part of the property not shown in photographs nor that items shown in photographs are available or included in the rental, c) No assumption should be made that any necessary consents have been granted for any use to which any part of the property is being is being put.



- Modern gated development
- Two bedroom upper floor apartment
- Kitchen with appliances
- Parking
- Close access to station and amenities
- Air source heating
- Sun Terrace
- Unfurnished
- Minimum 12 month let
- Available Late April

**CONTACT**

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