



## 2 Bedroom Apartment in Liphook

**TO LET**  
**£1,100 PCM**  
**DEPOSIT: £1,269**

**Available:**  
**17th February 2023**

**UNFURNISHED**

Find us on...



  
**Keats**

**4 The Square,  
Liphook, GU30 7AH**

## THE PROPERTY

Keats Letting are pleased to offer this newly built TWO BEDROOM flat situated in the heart of the popular Hampshire village of Liphook. this home is within a short walk of Liphook Station offering a mainline service to London Waterloo and to the wider south coast via the interchange at Havant. A junction of the A3/M3 arterial route between London. Portsmouth and Southampton is a few minutes drive.

This brand new property offers spacious accommodation over two floors comprising a large, stylist kitchen with appliances to include oven and hob, dishwasher, fridge/freezer and washing machine in separate utility cupboard. Light and airy living space with character beams, two double bedrooms with storage, a main bathroom and a luxury en suite shower room to the master bedroom.. An early viewing is recommended to ensure prospective tenants don't miss out on this sought after home.

## LIPHOOK

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

You will be required to provide references to include a credit check, employers or accountants reference and if you are currently renting, a reference from your present landlord. Right to Rent checks will also be undertaken and if you are an EU national, you will be required to provide a copy of your Settlement Status Certificate.

The first months rent and the tenancy deposit must be paid no less than three working days before the start of the tenancy. The deposit will be held by the landlord in an account with the DPS custodial scheme..

**ALL OFFERS ARE SUBJECT TO REFERENCING AND CONTRACT**



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

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

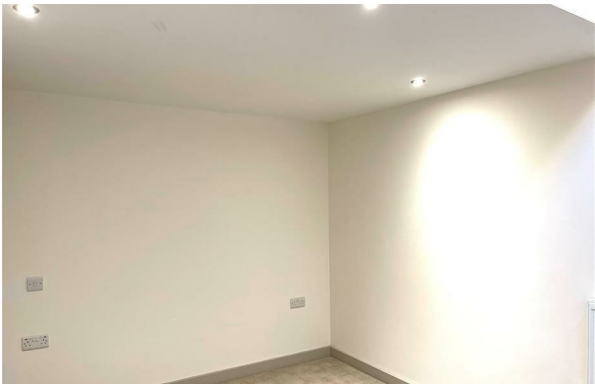
**Local Authority:** East Hampshire  
**Council Tax Band:** New Build



**DIRECTIONS:**

This property is located in central Liphook to the right hand side of the Living Room Cinema. Free parking is available a few minutes walk away in Midhurst Road.

**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 put.



- NEW BUILD PROPERTY
- VILLAGE CENTRE LOCATION
- LARGE SYLISH KITCHEN WITH APPLIANCES
- LIGHT AND AIRY LIVING ROOM
- TWO DOUBLE BEDROOMS
- MAIN BATHROOM
- EN SUITE SHOWER ROOM
- SUPERB ORDER THROUGHOUT
- WALKING DISTANCE OF STATION
- AVAILABLE NOW

**CONTACT**

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