

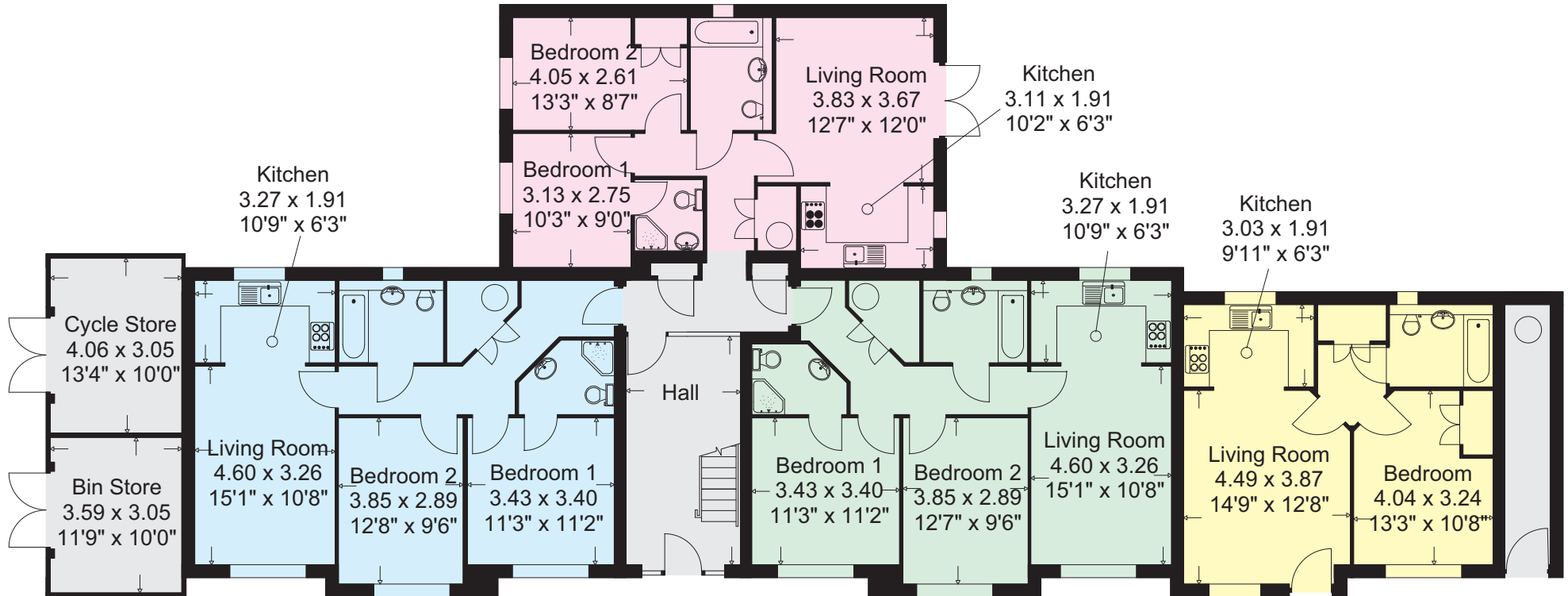
# MOSS COURT

Portsmouth Road, Liphook, Hampshire



A development of 8 two bedroom and 2 one bedroom apartments conveniently located for access to both Liphook village centre and main line railway station

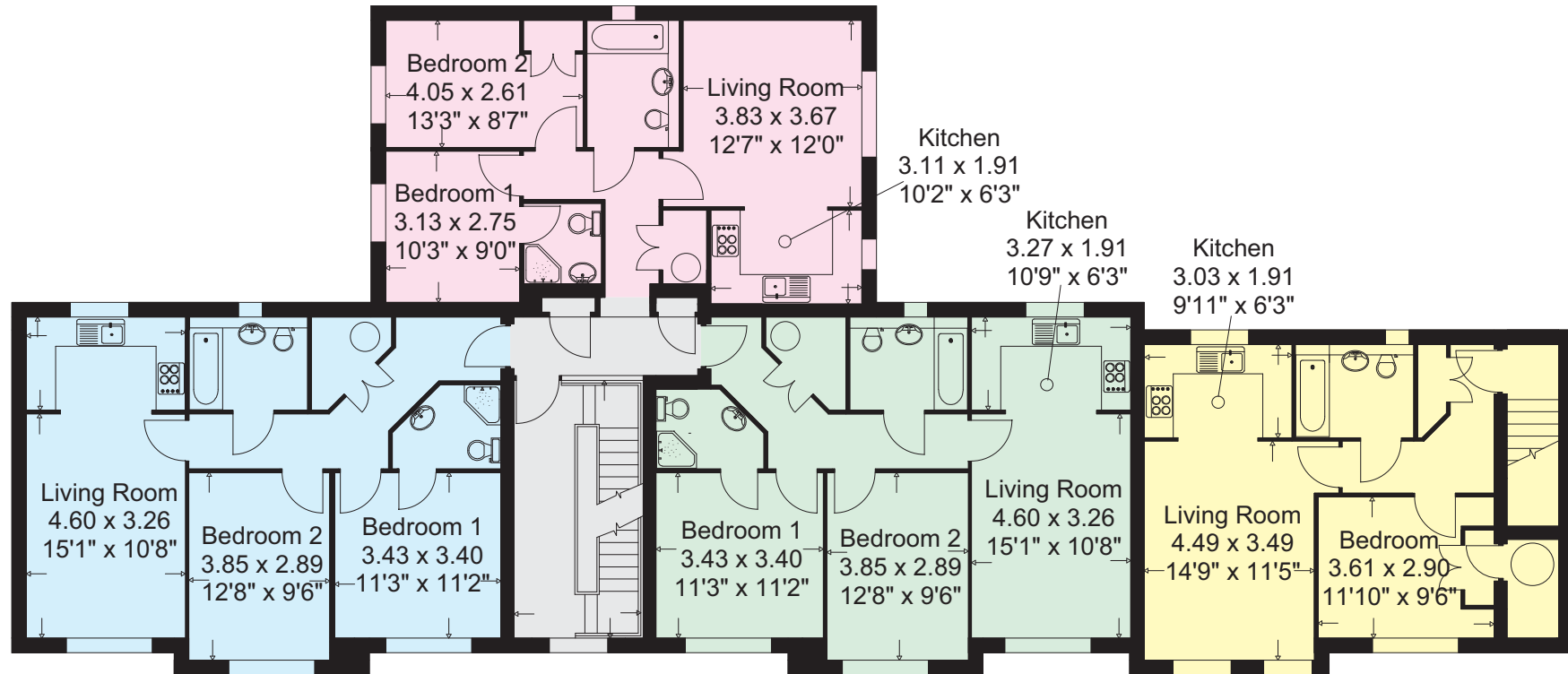
# Ground Floor



- Plot 1
- Plot 2
- Plot 3
- Plot 9

All measurements are taken from plan.

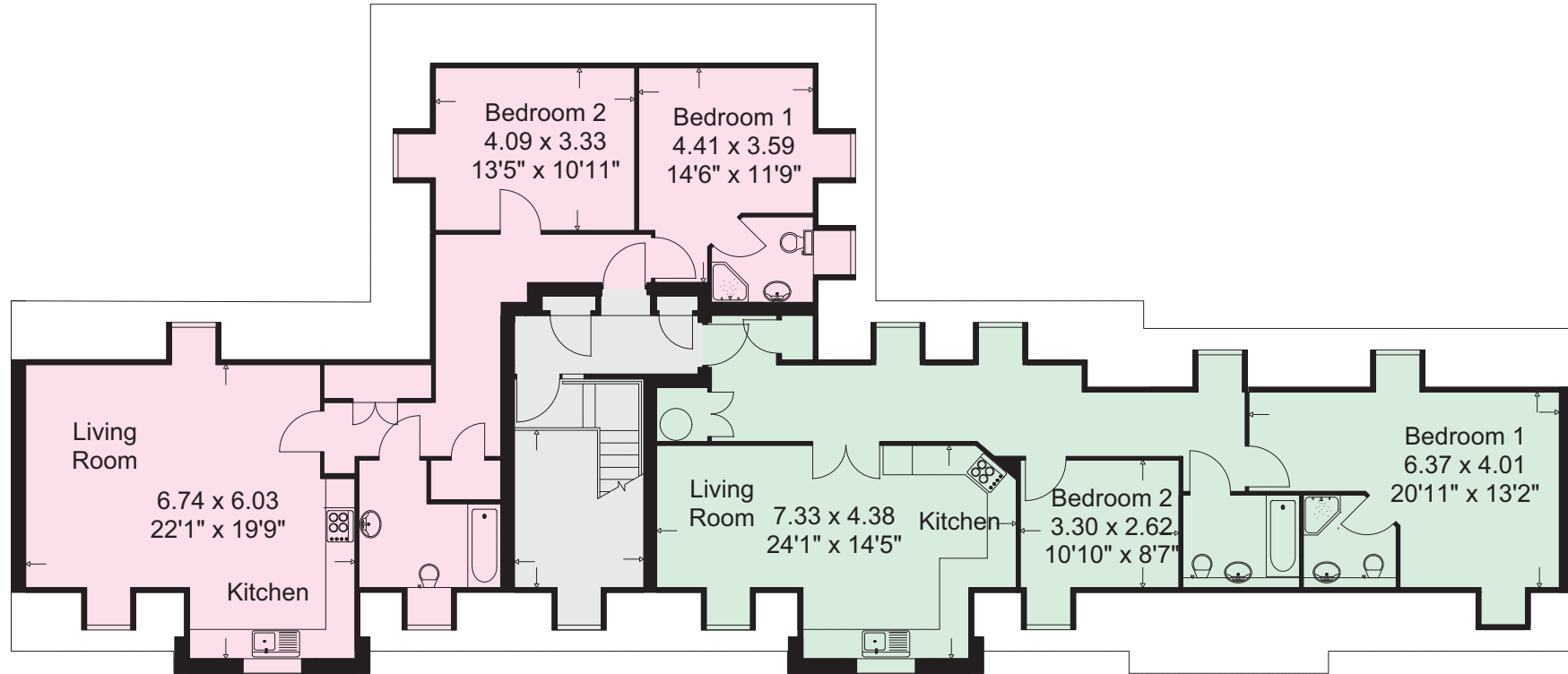
# First Floor



- Plot 4
- Plot 5
- Plot 6
- Plot 10

All measurements are taken from plan.

# Second Floor



- Plot 7
- Plot 8

All measurements are taken from plan.

# Specification

## Kitchen

- Stainless steel single oven and extractor hood.
- 4 ring gas hob.
- Stainless steel sink.
- Integrated washer/dryer.
- Granite work surfaces with up stand.
- Ceramic floor tiling.
- Lighting to underside of selected wall units.
- Fridge/freezer.

## Bathroom

- White sanitary ware with chrome fittings & shower attachment.
- Full height tiling to baths and half height tiling behind the basin and WC.
- Ceramic floor tiling.
- Chrome heated towel rail.
- Illuminated mirror.

## En Suite Bathroom

- Glazed shower enclosure with mains pressure shower.
- White sanitary ware with chrome fittings.
- Chrome heated towel rail.
- Ceramic floor tiling.
- Illuminated mirror.

## Heating and Insulation

- High efficiency gas boiler boosted by roof mounted Solar panel.
- Under floor central heating with individual room thermostatic controls.
- PVCu double glazed windows.

## Electrical and Lighting

- Chrome switch & socket plates to kitchen area.
- White switch & socket plates elsewhere.
- Low energy lights to hallway.
- Downlighters in kitchen, bathroom and en suite.
- Dimmable wall lights in living room.
- BT points provided to living room and bedroom 1
- TV points provided to living room and bedrooms (see below).
- Communal satellite dish, analogue & digital TV aerials plus DAB & FM radio aerials.

## Internal Features

- Oak veneered doors with chrome furniture.
- Carpet (with underlay) to all rooms except kitchen and bathrooms.
- Full height mirrored sliding wardrobe doors to bedroom 1.
- Mains fed smoke detectors to hall.
- Video door entry system.

## External Features

- Allocated parking space.
- Lighting to communal walkways.
- Communal bike store with allocated rack space.
- All communal lighting will be low energy.
- Fire alarm system.
- Easily accessed communal bin store.

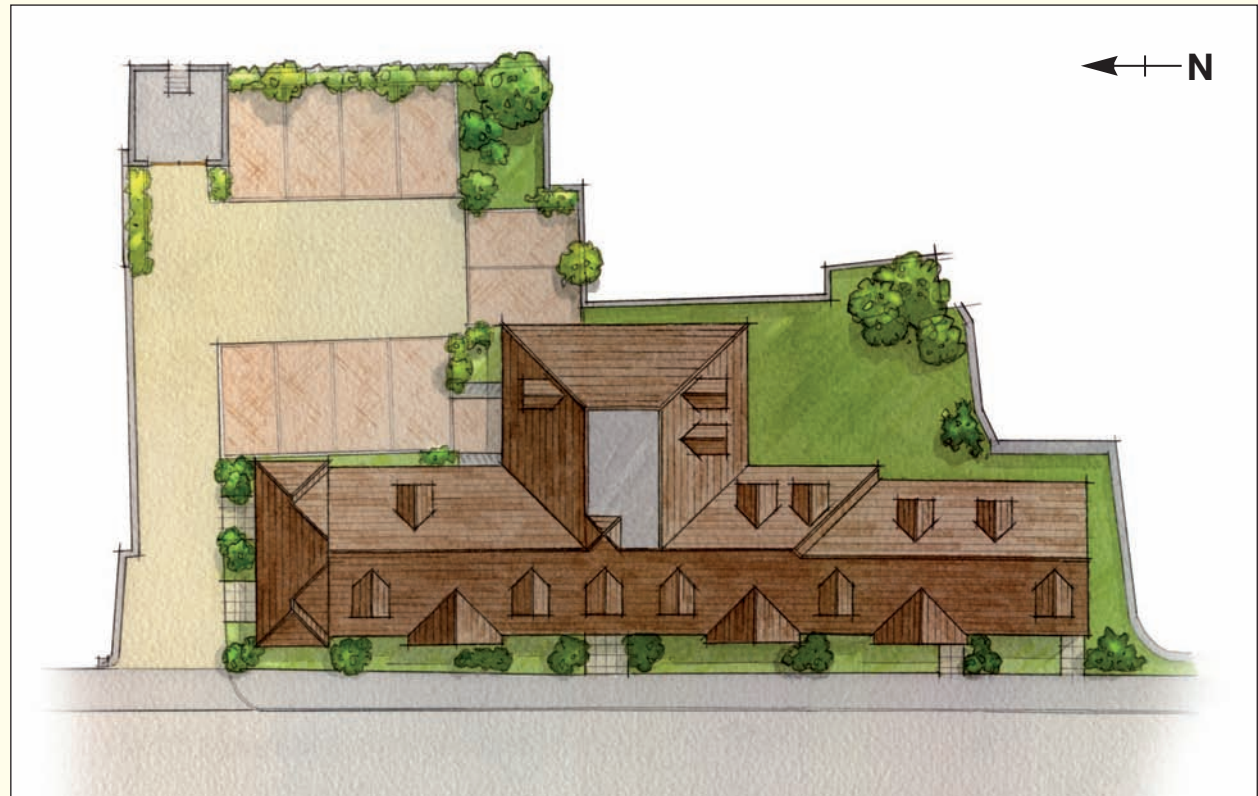
## Features

- Zurich 10-Year Building Guarantee.
- Traditional brick and block construction.
- Located within easy walking distance of Liphook mainline station.



## Directions:

From Liphook village centre, proceed along the Portsmouth Road towards Petersfield. After approximately 1/4 mile, Moss Court will be seen on the left hand side.



*For your personal appointment,  
please contact the selling agents*

**CLARKE & GAMMON**  
ESTABLISHED 1919  
**WELLERS**

2 Midhurst Road, Liphook, Hampshire, GU30 7ED

Tel: 01428 728900 Fax: 01428 728901

Email: [liphook.sales@clarkegammon.co.uk](mailto:liphook.sales@clarkegammon.co.uk)



**ZURICH**

10 year building guarantee

**Disclaimer:** These details are intended to give a general indication of the proposed development and floor layout. The company reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of a contract or be a representation inducing any such contract. These properties are offered subject to availability. Please note the development name is for marketing purpose only at this stage.