



**14 Ottawa Drive, Liphook, GU30 7TR**  
**Price Guide £199,500 Leasehold**



14 OTTAWA DRIVE  
LIPHOOK HAMPSHIRE GU30 7TR

Price Guide £199,500

Ground floor apartment	Bathroom
2 Double bedrooms	Communal garden
En-suite shower room	Parking space
Living room	Electric heating
Kitchen	Overlooking Millennium Green



**A spacious ground floor apartment in need of improvement.**

#### THE PROPERTY

**CHAIN FREE SALE** - This well designed ground floor apartment is situated on the popular St James development and was built about 22 years ago. The property features views towards the Millennium Green and provides a spacious living room with a box bay window, 2 double bedrooms, with one featuring an ensuite shower room whilst the other has a box bay window and fitted wardrobes. There is a fitted kitchen and bathroom and outside, communal hallway with entry phone, communal lawns and a parking space. The accommodation offers good space but does require updating and modernisation



## THE GROUNDS

Communal hallway with entryphone and front and rear access.

To the rear of the block there are communal lawns.

Adjoining the lawns there is resident parking with allocated and visitor parking spaces.



## SITUATION

St James Place is a popular development occupying a convenient position adjoining Liphook village centre. Just across the road from the property lies The Millennium Green open space, whilst other nearby facilities including a Sainsburys supermarket, cinema, doctors' surgeries, pubs, coffee shops and restaurants, millennium hall, well-regarded schools and the mainline station are all within easy walking distance. For the motorist the A3 which can be accessed in little over a mile, provides good links to both north and south bound. The surrounding countryside is noted for its natural beauty, much of which is owned by the National Trust or sits within the South Downs National Park and provides an abundance of open space and good walks.

Close to village centre

Railway station under 1/2 mile

A3 junction 1 mile

Haslemere 4 miles

Guildford 18 miles

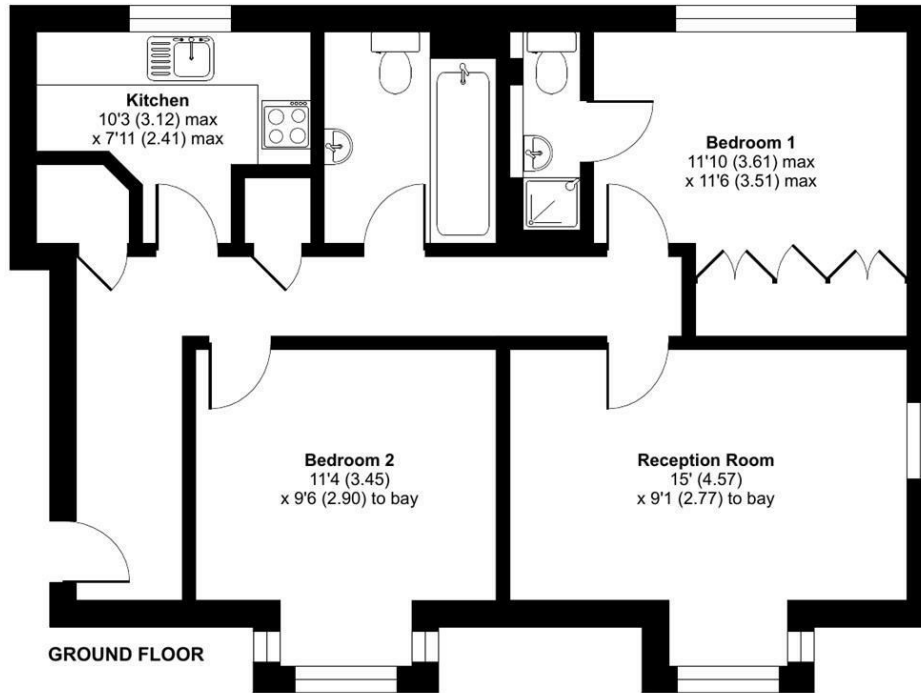
M25 junction 25 miles



# Ottawa Drive, Liphook, GU30

Approximate Area = 709 sq ft / 65.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 965484

## LOCAL AUTHORITY

EHDC

## COUNCIL TAX

Band C

## SERVICES

Mains water and drainage, electric heating

999 year lease from April 2001

Service charge for 2022/23 £1141.71

30th January 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CG LIPHOOK OFFICE

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## DIRECTIONS

From our offices in Liphook proceed along the Midhurst Road away from The Square passing Sainsburys on your left. At the roundabout proceed straight over into Ontario Way where Ottawa Drive will be found on the left.

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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T: 01483 880 900

HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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MAYFAIR OFFICE  
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