





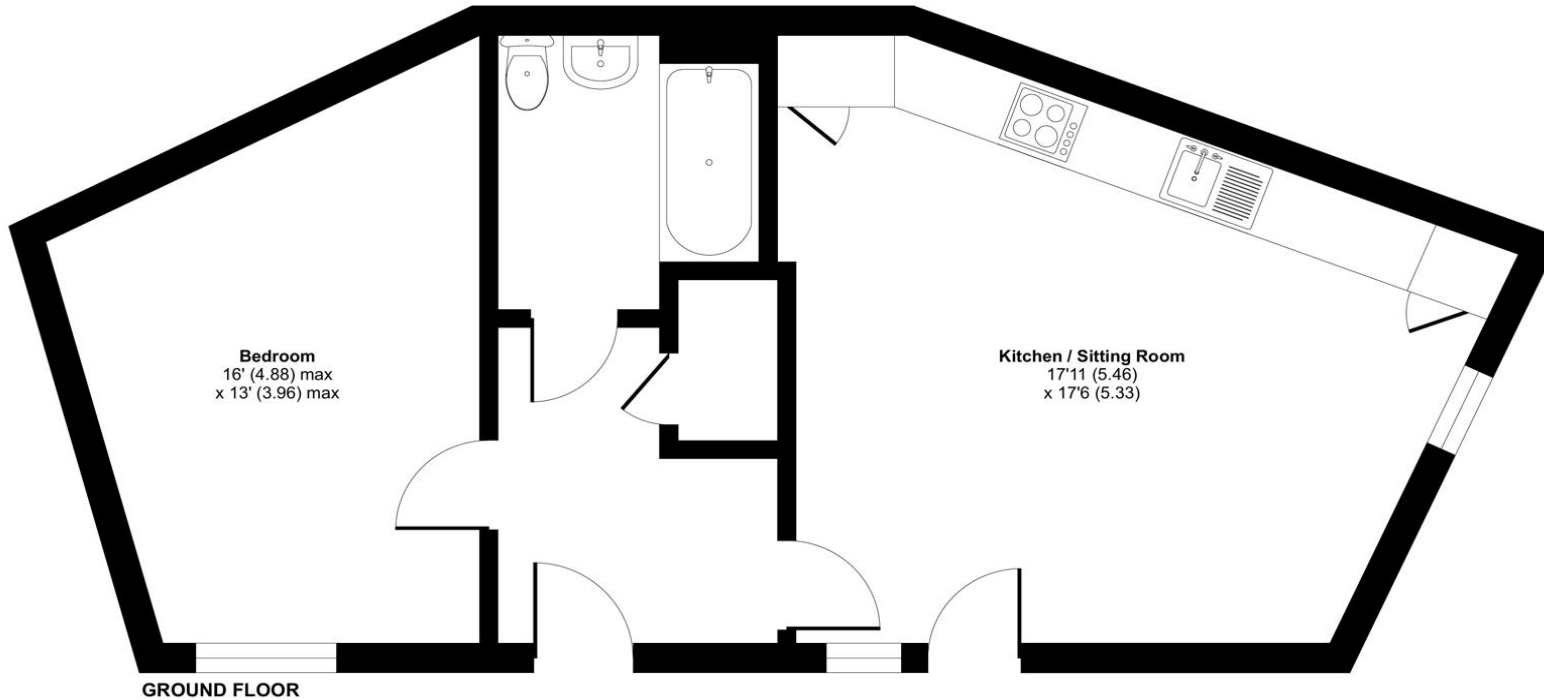
ACCOMMODATION

Contemporary ground floor apartment forming part of the exclusive development of Dukes Quarter, within walking distance to the Hogmoor enclosure nature reserve and the town centre. Upon entering the property, you are greeted by the welcoming hallway, leading through to the light and spacious open plan living/kitchen area, with a fully fitted modern kitchen with an array of wall, base and drawer units. The accommodation continues to impress with a large double bedroom and a modern bathroom that has been beautifully tiled throughout. Externally, the property benefits from an allocated parking space, solar panels and communal gardens.

Disclaimer: * Under the 1979 Estate Agents Act we are required to declare that the vendor of the property is associated with an employee of Charters Estate Agents*

Approximate Area = 543 sq ft / 50.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1073551



SITUATION

The town of Whitehill and Bordon is undergoing a £1 billion regeneration which includes a new town centre, brand new leisure centre, The Shed which provides eateries, markets and boutique stores, The Cube stand up/open mike venue and drive in cinema, the Mess Hall, Town Museum, shops and further eateries coming later this year. A new supermarket, six-screen cinema, VOCA round town bus service and Health Hub are also planned. The town has new cricket and tennis facilities plus Pavilion restaurant at BOSCO, and among the largest areas of informal green space anywhere in Britain, including the Hogmoor and Bordon Enclosures. The town also provides a new skate park, BMX track and numerous well-equipped play areas for families. The town is located between the historic market towns of Farnham, Alton and Petersfield and between city/shopping destinations of Guildford, Portsmouth and Basingstoke with easy access to A3 and bus links to local stations. London is just an hour away. Education is provided by a wide choice of both state and private schooling close by. Access to the surrounding countryside is nearby with Headley Down Nature Reserve. More comprehensive facilities and services are available in Liphook, Farnham, Petersfield and Alton with rail links from all to London (Waterloo).



SPECIFICATION

- Contemporary ground-floor apartment
- Exclusive development
- Spacious open plan living
- Modern fitted kitchen
- Large double bedroom
- Beautifully tiled bathroom
- Solar panels
- Communal gardens
- Allocated parking space

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band: B

GUIDE PRICE

Asking Price £200,000

TENURE

Leasehold

Council Tax Band: B

Unexpired Years: 121 Years Remaining

Annual Ground Rent: £1

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service Charge: £1,358.81

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.