



# Petersfield, Hampshire

This unique apartment benefits from low service charge and ground rent. It is being sold with no onward chain and will have a new long-term lease.

This is the first time the property has been fully marketed and is a modern apartment offering first class accommodation with attention to detail on all levels including high levels of sound proofing and insulation, gas central heating and full UVPC double glazing.

The property has a secure phone entry system and automatic lighting to the communal areas.

Wall mounted phone entry (additional wall mounted phone in entrance lobby) BT points, aerial points, and radiators. The apartment is on two levels consisting of an open plan living area, including the kitchen on the upper floor and separate bathroom, utility store and double bedroom on the first floor.

Entry is via the communal ground floor entrance door with carpeted stairs to the communal landing area. The apartment entrance has a painted front door with a cedar shingle porch roof over. This leads to an inner lobby and stairs to the upper level. The lobby area has a large built-in utility/storage cupboard with space and plumbing for a washing machine and shelving above. The separate bathroom is fully tiled with a UVPC window with modesty blind, wall hung heated chrome ladder style radiator, white bathroom suite which includes a "P" shape bath with shower over, wash hand basin and WC. To the rear is the double bedroom with UVPC sash windows, a built-in cupboard, TV point, electric sockets, radiator and neutral carpets and curtains.

Stairs lead to the upper floor with stunning double aspect open plan living area with feature vaulted ceilings in modern light natural wood, down lighters and spot lights highlighting the kitchen area. The kitchen area has high gloss tiled flooring cut into the neutral carpets for the living area. The kitchen itself comprises contemporary white high gloss units incorporating integrated dishwasher, fridge and freezer, electric oven, electric hob, stainless steel cooker hood above and stainless-steel sink unit. The living area has ample eaves storage cupboards.

To the front of the room the window looks over part of the historic market town whilst to the rear there are superb views towards Butser Hill.

Leasehold

Council Tax Band : B

- £400 A Year Service Charge
- Views To Butser Hill
- Brand New Lease Term
- Stylish Bathroom
- Large Double Bedroom
- Split Level Apartment
- Town Centre Location
- Open Plan Living Area
- No Onward Chain
- Entry Phone System



# Floorplan

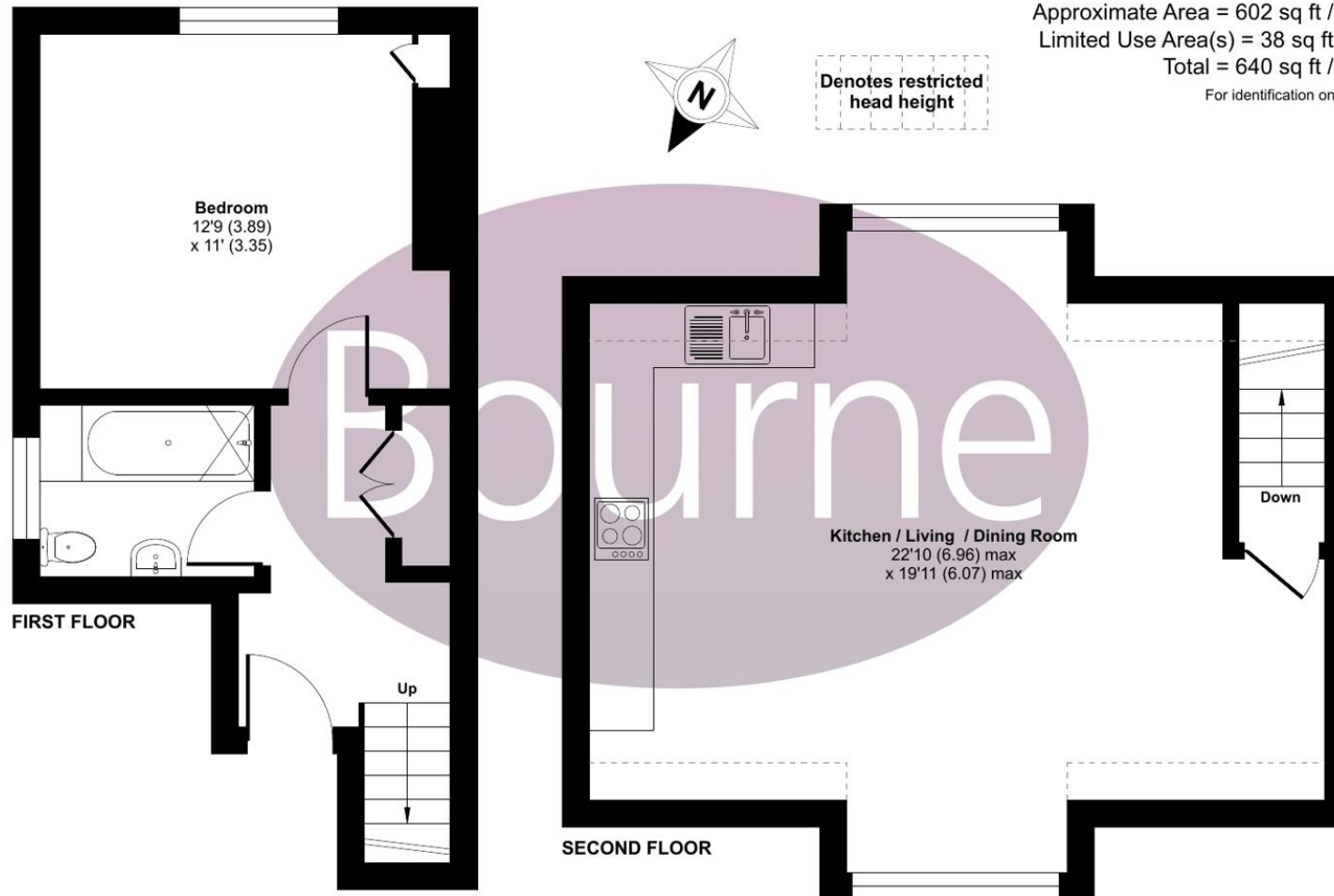
## Swan Street, Petersfield, GU32

Approximate Area = 602 sq ft / 55.9 sq m

Limited Use Area(s) = 38 sq ft / 3.5 sq m

Total = 640 sq ft / 59.4 sq m

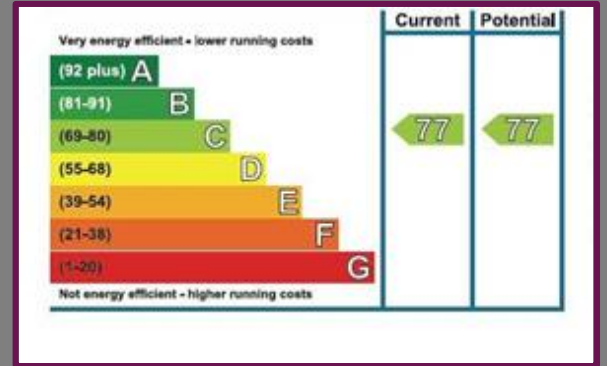
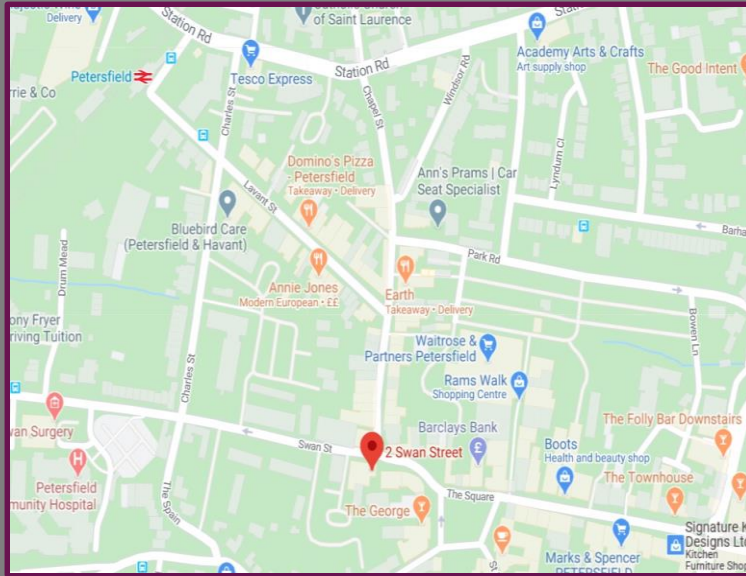
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Bourne Estate Agents. REF: 979244

# Location

Located in the town centre and within walking distance to the mainline train station. Petersfield has an excellent range of shops, restaurants and facilities.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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