



Petersfield, Hampshire

Guide Price £175,000



# Petersfield, Hampshire

The property is accessed via a secure communal area located to the front of the development. Once inside the apartment you'll find an entrance hall with doors to the various rooms. To the left is the bathroom which comprises a large walk-in shower unit, hand wash basin, extractor and W/C. Opposite here is a spacious lounge/diner which has a bay window overlooking the communal gardens. Off the lounge is a modern kitchen with a range of wall and base units for ample storage, there is a built-in oven, electric hob, sink and drainer unit and space for a washing machine. The bedroom is a generous double in size and has a rear facing window.

St Peters Court has many benefits and features for residents, such as a resident's lounge, laundry room, a guest suite, part time warden and pull cord emergency help. There is also communal residents' gardens with a lovely pergola covered seating area. The property is offered with no onward chain and viewing is highly recommended.

Leasehold

61 Years Remaining on Lease

Council Tax Band : B

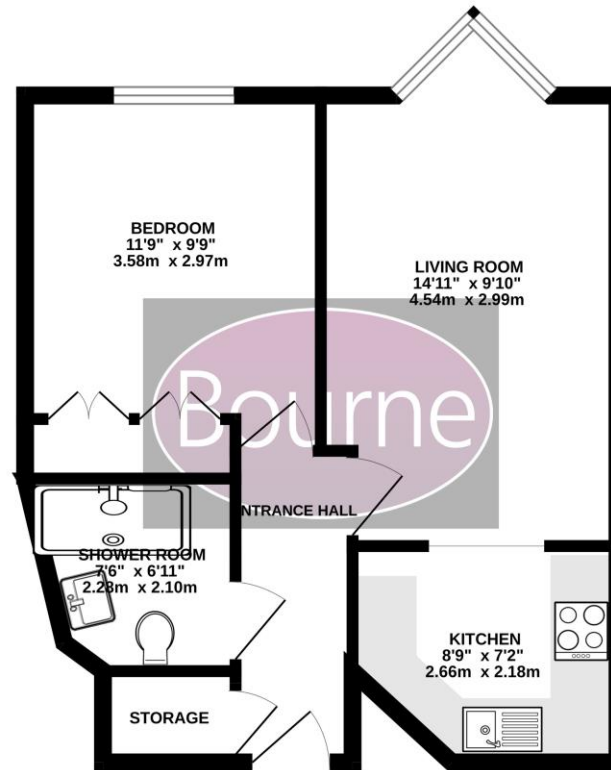
These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.

- Over 55's Private Apartment
- Own Private Entrance
- Double Bedroom
- Warden Assisted Building
- Residents Lounge
- In House Laundry Room
- Guest Suite
- Communal Gardens
- Excellent Town Centre Location
- No Onward Chain



# Floorplan

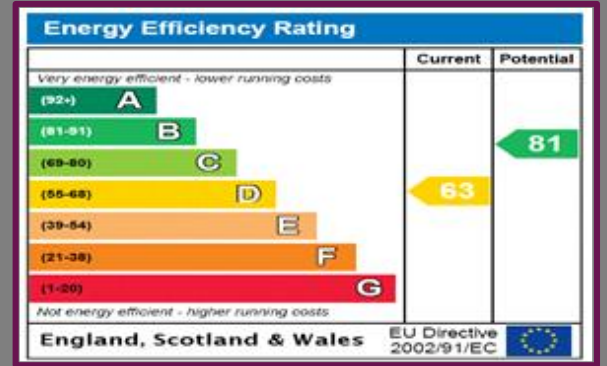
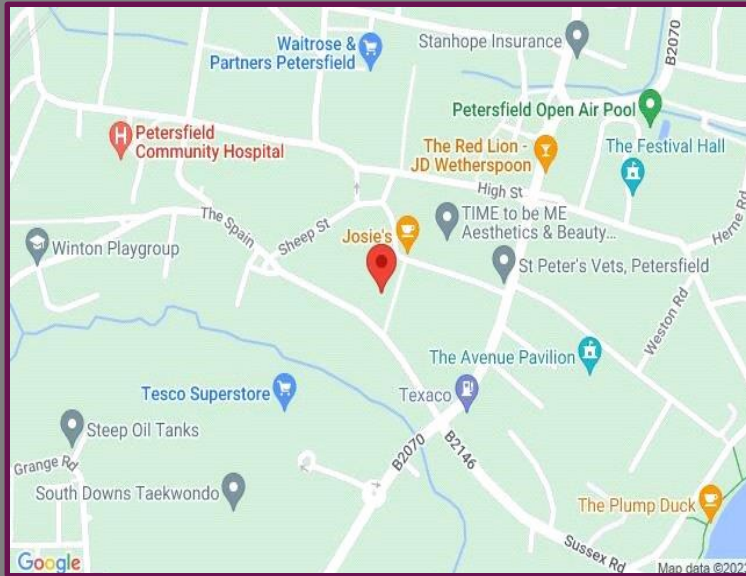
GROUND FLOOR  
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 420 sq.ft. (39.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

# Location

The property is situated in a purpose built retirement block on Hylton Road in the very heart of the town centre. Petersfield offers a variety of amenities in a bustling town centre. Shops include Tesco, Waitrose, M&S food, and there are numerous boutiques, cafes, doctor and dental surgeries. The station provides a direct service to London Waterloo to the north and Portsmouth to the south. The tunnel at Hindhead now provides easy travel along the A3 to Guildford and London. The town has many active clubs and societies.



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...

**PETERSFIELD: Swan House, 2 Swan Street, Petersfield, Hampshire, GU32 3AD**

Tel: 01730 262826 | Email: [petersfield@bourneestateagents.com](mailto:petersfield@bourneestateagents.com)

Web: [www.Bourneestateagents.com](http://www.Bourneestateagents.com)