



ESTATE AGENTS



15 Winton Court, Winton Road, Petersfield, Hampshire, GU32 3HB

Asking Price £299,950

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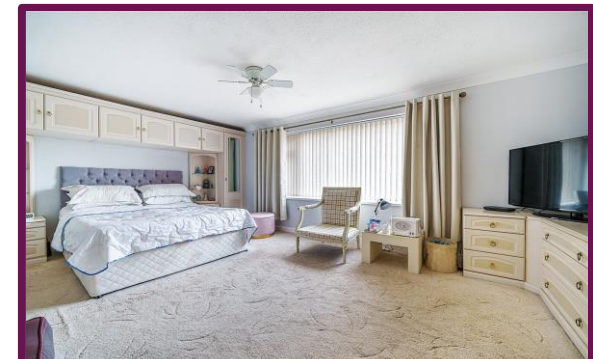
A rare opportunity to purchase a centrally located two bedroom maisonette with its own garage. The apartment is larger than standard and has been extremely well looked after by the current owners.

The property is situated on Winton Road which leads to Waitrose and Rams Walk. On approach you will notice the well kept communal gardens leading to the entrance.

The apartment has its own private entrance into the hallway with stairs directly up onto the landing. The layout is spacious, with a generous lounge with far reaching views across Petersfield. There are two double bedrooms with built in storage to bedroom one. The separate kitchen has dining space as well as ample units and worktop space with views across the gardens. The flat is serviced by a bathroom which has been modernised in recent years. The property also has a further separate cloakroom and study space.

The residents all have access to the wonderfully kept communal gardens and the apartment also comes with its own garage.

- Larger Than Average Apartment
- Two Double Bedrooms
- Own Private Entrance
- Modern Bathroom
- Kitchen/Diner
- Spacious Reception Room
- Separate Garage
- Communal Gardens
- Study Area
- Separate Cloakroom
- Town Centre Location



Floorplan

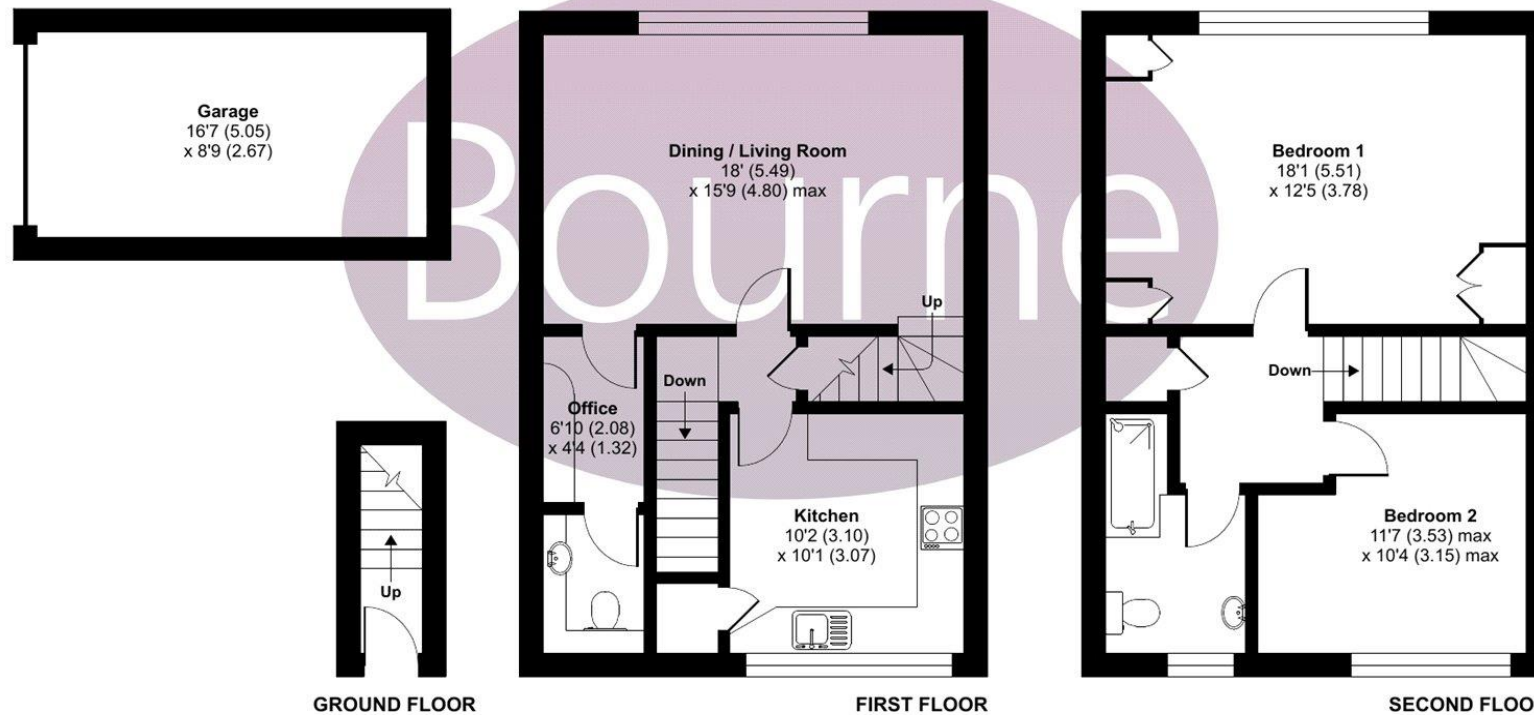
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Approximate Area = 984 sq ft / 91.4 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1131 sq ft / 105 sq m

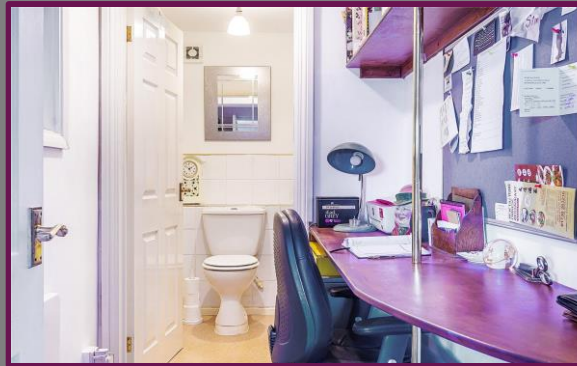
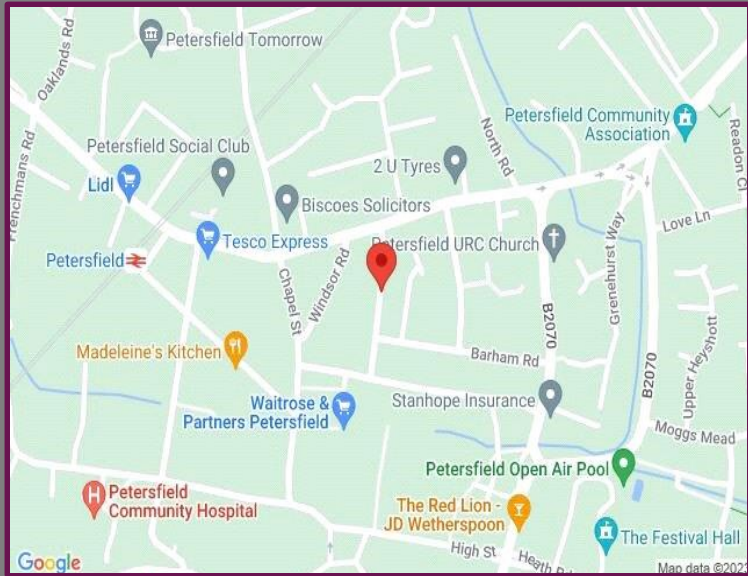
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2023. Produced for Bourne Estate Agents. REF: 1003269

Location

Winton Court is a sought-after development located in the heart of Petersfield within a short walk of the comprehensive shopping facilities and mainline train station (London Waterloo to Portsmouth line). Petersfield has a wide selection of national and independent retailers, a twice weekly open-air market in the square, a great choice of cafes, pubs and restaurants.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

Web: www.Bourneestateagents.com