



ESTATE AGENTS



Petersfield, Hampshire

Offers in excess of £150,000

Petersfield, Hampshire

Enter the property into the lounge with large windows looking onto the communal garden, off the lounge is the kitchen with a range of farmhouse style wall and base units, a sink and drainer unit under the front facing window, a four electric hob, built in microwave and oven and space for fridge/freezer. A door from the living area leads to an internal hall with doors to the various rooms and a spacious airing cupboard with shelving for further storage. The bathroom comprises a bath unit with shower over, hand wash basin, W/C and space for a washing machine. The main bedroom is a generous double in size and benefits from a built-in wardrobe and has a window overlooking part of the communal grounds. The second bedroom which would work well as single bedroom or study also benefits from built in wardrobes.

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 are 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

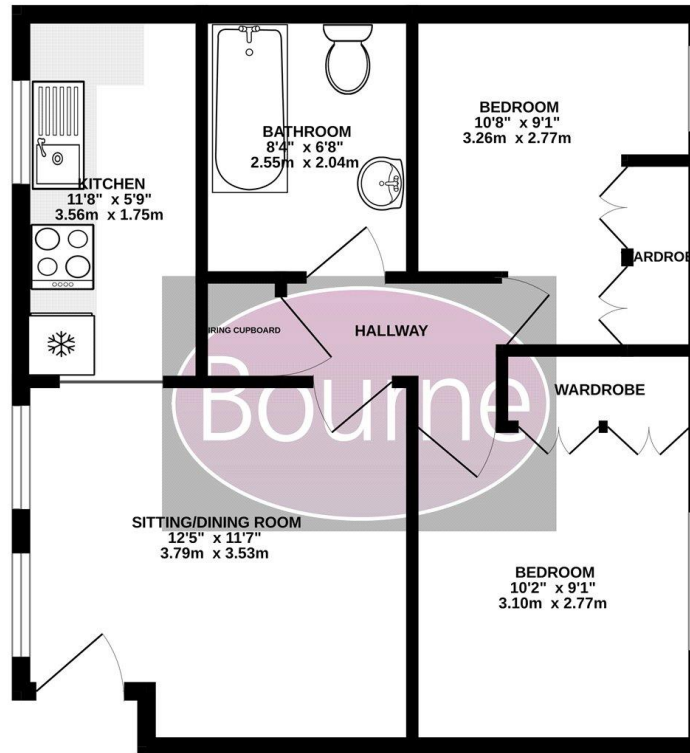
These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.

- Two Bedrooms
- Ground Floor
- Bathroom
- Modern Kitchen
- No Onward Chain
- Sought After Development
- Communal Lounge
- Town Centre Location
- Built In Storage
- Block Manager



Floorplan

GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 494 sq.ft. (45.9 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	79
(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	

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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