



# Petersfield, Hampshire

Situated in a highly convenient position just off Petersfield High Street with access amongst a collection of boutique shops and period buildings is this modern one bedroom apartment.

The property is located on the first floor and accessed through a well presented communal entrance area. Upon entry to the apartment itself, you are presented with a spacious open plan kitchen and living space.

The kitchen is well equipped and enjoys an array of light coloured eye and base level cupboards. There is a freestanding washing machine and fridge freezer. The reception area is neutrally carpeted and a door leads through to a well proportioned double bedroom. Finally, there is a well appointed modern white suite fitted shower room which enjoys the benefit of a large storage cupboard.

The property would make an ideal first time or investment purchase.

Leasehold

89 Years Remaining On Lease

Council Tax Band : A

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

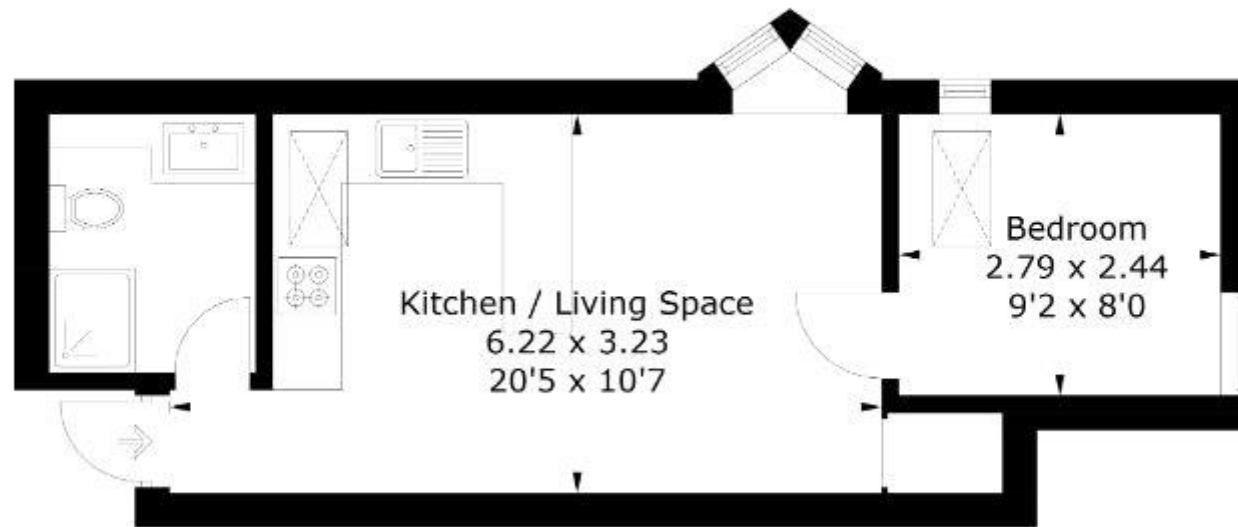
- One Bedroom Apartment
- Secure Communal Entrance
- Modern Throughout
- Open Plan Living Space
- Stylish Kitchen
- Sought After Location
- Central Peterfield Location



# Floorplan

## Pages Court, GU32

Approximate Gross Internal Area = 31.4 sq m / 338 sq ft



**First Floor**

Kitchen / Living Space  
6.22 x 3.23  
20'5 x 10'7

Bedroom  
2.79 x 2.44  
9'2 x 8'0

# Location

Situated in Petersfield town centre, a desirable market town, located within The South Downs National Park. Petersfield offers a comprehensive range of shopping and leisure facilities including a twice weekly market, held on the town square. There are some excellent schools to be found within the town, including The Petersfield School, Churcher's College and Bedales. The town has a mainline railway station on the Portsmouth to London Waterloo line, with the fastest trains to the capital taking just about an hour.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	71	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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