



Petersfield, Hampshire

£275,000

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An extremely well presented 2 Double Bedroom ground floor apartment situated in this desirable location in Petersfield, within walking distance to the town centre and Petersfield Railway Station.

The layout is spacious, with a generous lounge overlooking the private patio area, there are two double bedrooms with built in storage to bedroom one which also has an ensuite shower room. The separate modern kitchen has range of base and eye level units with built in appliances. The flat is also serviced by a bathroom.

Outside this property benefits from allocated off road parking. This property is in excellent condition and we feel it could be an ideal first buy or investment purchase.

Leasehold

111 Years Remaining On The Lease

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

- Ground Floor Apartment
- Two Double Bedrooms
- Own Patio Area
- Modern Bathroom
- Fitted Kitchen
- Spacious Reception Room
- Allocated Parking
- Ensuite to Master Bedroom
- Chain Free



Floorplan

GROUND FLOOR



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 as to their operability or efficiency can be given.
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Location

The property is just a mile from the ancient market town of Petersfield with good local amenities including a selection of supermarkets to choose from - M&S Simply Food, Waitrose, Lidi or Tesco. The A3 link road is easily accessible for further connections to cities and neighbouring towns. The mainline train station has great connections to London, taking you in to London Waterloo in 57 minutes.



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

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

Tel: 01730 262826 | Email: petersfield@bourneestateagents.com

Web: www.Bourneestateagents.com