



Cremorne Place, King George Avenue, Petersfield, Hampshire

Situated in one of Petersfield's most sought after retirement developments is this stunning one bedroom ground floor apartment.

This bright and spacious apartment offers one of the most favourable positions with its own patio area overlooking the communal gardens.

The living room is light and airy with patio doors leading outside. The kitchen has been completely refitted by the current owners and has a range of base and eye level units with work surfaces.

The double bedroom also overlooks the gardens and has a built in double wardrobe.

There is a modern fully fitted shower room and in the entrance hall there is a large storage cupboard.

There is a very well presented communal lounge and conservatory.

The location is ideal for town as a short walk across Waitrose car park will lead you into the 'Rams Walk' complex where you have a host of coffee shops, restaurants and weekly markets on at The Square.

Leasehold

Lease To Be Confirmed

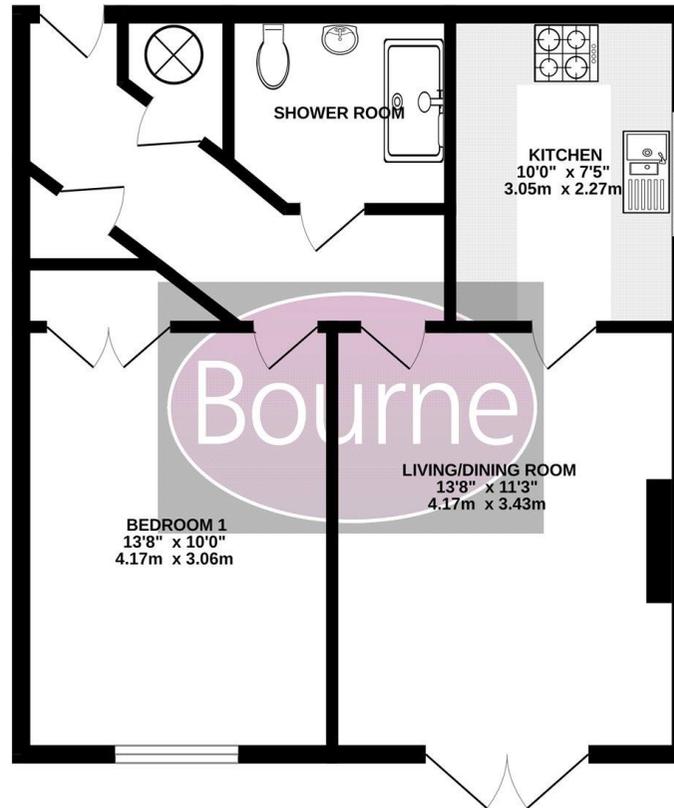
Council tax band B

- Town Centre Location
- Beautiful One Bedroom Apartment
- Ground Floor
- Own Patio Area
- Communal Gardens
- Retirement Apartment
- Refitted Kitchen
- Modern Shower Room
- No Onward Chain
- Residents Lounge & Conservatory



Floorplan

GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 501 sq.ft. (46.6 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

Cremorne Place, is located in King George Avenue just a short stroll from the ancient market town centre of Petersfield with good local amenities including a selection of supermarkets to choose from - M&S Simply Food, Waitrose, Lidl or Tesco. Folly Market has a great range of shops to choose from whether you are looking for crafts, gifts, books or a place to recharge - you will be spoilt for choice, while Market Square is home to a twice-weekly market and a monthly Farmer's Market. When you want to go further afield, Portsmouth, Southampton and Winchester can easily be reached by car and train, offering an abundance of shops, restaurants, pubs and leisure facilities for you to enjoy.



| 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.

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

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

Web: www.Bourneestateagents.com



A refreshing choice...