



Alderfield, Petersfield

Offers Over £120,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Alderfield, Petersfield

Williams of Petersfield are delighted to offer to the market this lovely one bedroom ground floor flat within easy reach of Petersfield town centre which offers plenty of shops, amenities and a mainline station to London Waterloo.

This property is offered at 70% of market value (with 100% ownership). All offers must be submitted to Williams of Petersfield, which we will then put forward to Petersfield Housing Association for financial approval. The property is only available to those aged 55 and over.

The property is well presented throughout and is newly decorated with a neutral palette and new carpets. Accommodation comprises; entrance porch with hanging space for coats, leading to a good size living room with window overlooking the gardens, kitchen with door leading onto communal gardens, double bedroom, bathroom comprising of a white suite with WC, basin and bath, there is also an airing cupboard in the inner hallway with immersion heater and an additional large storage cupboard. All windows are double glazed.

Outside are well maintained communal gardens which are laid to lawn with flowers and shrubs and are screened by hedges. There is also ample residents parking and the flat benefits from one space. Outdoor area for hanging washing in an enclosed space. There is great community spirit within this complex but equally privacy is respected.

To find out more about this unique opportunity please contact us.

EPC - C

Council Tax Band - A

Service Charge - £870 p/a

Lease Length - 99 Years



Location

Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link- connecting Portsmouth and London (Waterloo). The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding natural beauty and within the boundary of the South Downs National Park. The town is on the crossroads of the well-used north-south (A3) and east-west (A272) routes and it originally grew as a coach stop on the Portsmouth to London route. Petersfield is twinned with Barentin in France and Warendorf in Germany. Petersfield is a popular location for families, due to the choices of schools available, including; Churchers College, The Petersfield School (TPS) Herne Junior school and a number of infant schools and playgroups nearby. The town centre offers a good selection of shops and facilities, including Waitrose, Tescos and Lidl supermarkets and a mixture of High street brands and local independent businesses. Being within the South Downs National Park there are a plethora of country walks and cycle paths and the jewel in the Town's crown is the Heath & Lake.

Local authority


East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Additional Information

All main services

Tenure

Leasehold

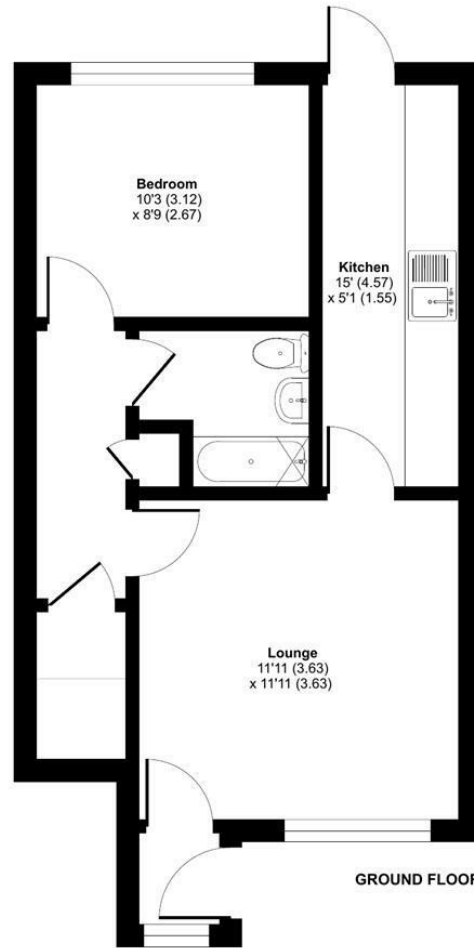
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Alderfield, Petersfield, GU32

Approximate Area = 435 sq ft / 40 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). © nichecom 2022. Produced for Williams of Petersfield. REF: 892045

Williams of Petersfield

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