



Meon Close, Petersfield

Offers Over £210,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Meon Close, Petersfield

Discover the convenience and comfort of modern living in this two-bedroom maisonette, ideally located just a stone's throw away from Petersfield Train Station in Meon Close.

Offering a private entrance, step into the spacious entrance hallway. The heart of this maisonette is its generously sized open-plan living area and kitchen, featuring a convenient breakfast bar and a delightful box bay window that fills the space with natural light.

The second bedroom provides practical built-in storage options, complemented by additional under stair storage in the landing area.

Ascend to the second floor to find the unique first bedroom, a comfortable double bedroom with built-in wardrobe space positioned on a balcony that overlooks the living area. The spacious bathroom boasts both a bath and shower, as well as convenient eaves storage.

There are two allocated parking spaces.

Service Charge - £840 per annum

Ground Rent - £100 per annum

89 years left on lease

EPC - D

Council Tax - C



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

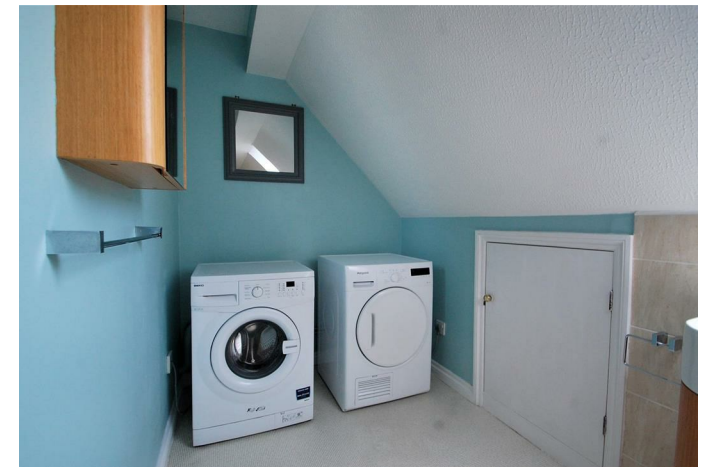
Electric heating

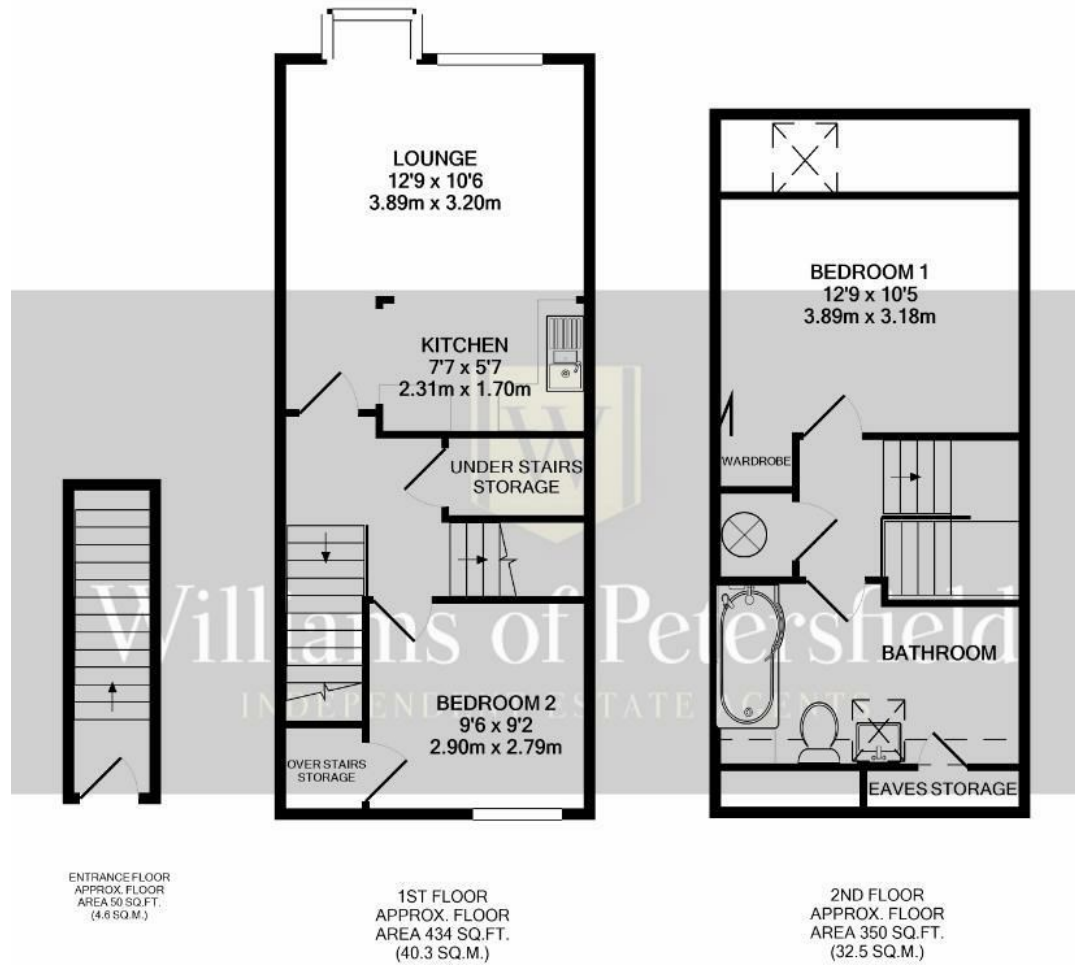
Tenure

Leasehold

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 834 SQ.FT. (77.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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