



Hanbury Square, Petersfield

**Offers Over £250,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

# Hanbury Square, Petersfield

Experience contemporary living at its best in this two-bedroom apartment nestled within the sought-after Ramshill development. Conveniently located near schools and just a short stroll from Petersfield town centre and the mainline train station, this home offers the perfect blend of accessibility and comfort.

As you step inside, you're greeted by a generously sized hallway leading to a well-appointed kitchen boasting ample storage and room for a dining table, perfect for entertaining guests or enjoying family meals. The expansive living/dining area is bathed in natural light streaming through three large windows, creating a bright and inviting atmosphere.

The primary bedroom offers practical comfort with its double layout, an en-suite shower, and built-in wardrobe space for effortless organization. The second bedroom is a versatile space ideal for a home office or a cosy guest room. Completing this home is the family bathroom.

Added convenience comes in the form of your very own allocated parking space, ensuring hassle-free living in this vibrant community.

106 years remaining on lease

Share of freehold

Ground rent - £200pa

Management fee: £1000 p.a. (to include insurance and maintenance)

Council Tax - C

EPC - 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

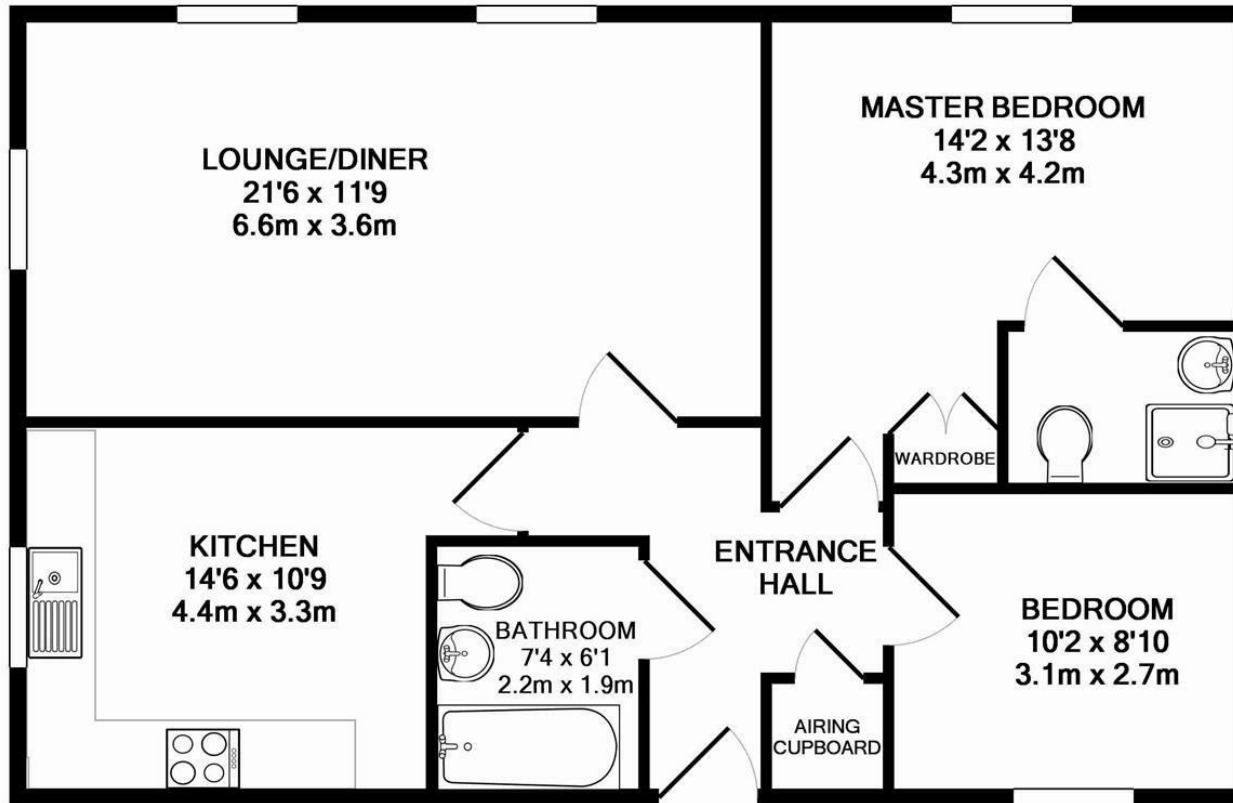
All main services

## Tenure

Leasehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 790 SQ.FT. (73.4 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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## Williams of Petersfield

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