



Station Road, Petersfield

Offers Over £189,500



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Station Road, Petersfield

Located on the popular Station Road, right in the heart of Petersfield, this beautifully presented first-floor one-bedroom apartment is just moments from the town's amenities and train station. A standout feature is the private garage and allocated parking space, a true rarity in this central location.

The entrance opens into a bright and spacious open-plan kitchen and living area. The kitchen is thoughtfully designed with an integrated cooker and dishwasher, and a striking skylight that fills the space with natural light. This flows into the inviting living/dining room, where a large south-facing window brings in warm sunshine throughout the day.

The large single bedroom includes excellent built-in wardrobe space, and the modern family bathroom is complemented by additional storage options.

956 years remaining on lease.
Service charge - approx. £1471 per annum
Ground rent - £1 per annum
EPC - C
Council Tax - B



Location

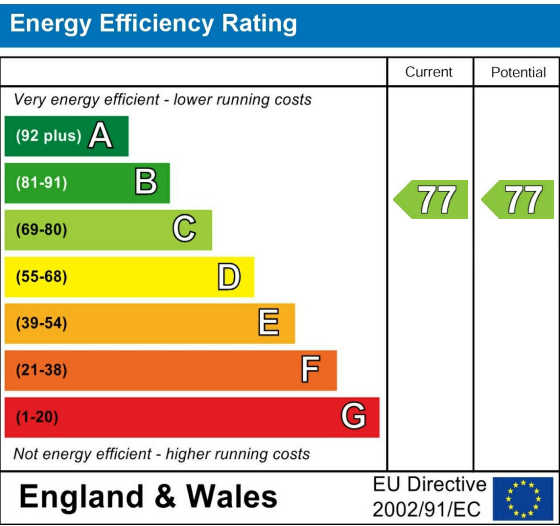
Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link- connecting Portsmouth and London (Waterloo). The town is situated on 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.

Additional Information

All main services

Tenure

Leasehold



First Floor

Main area: approx. 39.9 sq. metres (429.3 sq. feet)
Plus garages, approx. 15.5 sq. metres (167.3 sq. feet)



Main area: Approx. 39.9 sq. metres (429.3 sq. feet)

Plus garages, approx. 15.5 sq. metres (167.3 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

Williams of Petersfield

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

The Property Misdescriptions Act 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based upon information supplied by the seller. The agent has not had site of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.