



Moggs Mead, Petersfield

**Asking Price £175,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

# Moggs Mead, Petersfield

Situated in the popular Herne Farm development, this delightful one-bedroom first-floor apartment is just a short stroll from Petersfield town centre and the mainline train station, offering excellent transport links and amenities on your doorstep.

The property benefits from its own private front door, leading into a welcoming entrance hall. The kitchen provides ample storage and worktop space, currently featuring freestanding appliances and white goods. The living/dining room is a bright and airy space, thanks to its charming windows that allow natural light to flood in.

The double bedroom includes built-in wardrobe space. The bathroom features a shower and additional storage, but could benefit from some updating.

This property is an excellent opportunity for investors or first-time buyers looking to add value. An added bonus is the private garage, located in a separate block, providing secure parking or extra storage space.

With its fantastic location and potential for improvement, this apartment is a great find in Petersfield.

Awaiting probate.

PRIOR TO VIEWING, DISCUSS LEASE WITH AGENT

Herne Farm maintenance charge - £120 per annum

Ground rent - £25 per annum

Service charge - £680 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.

Local authority

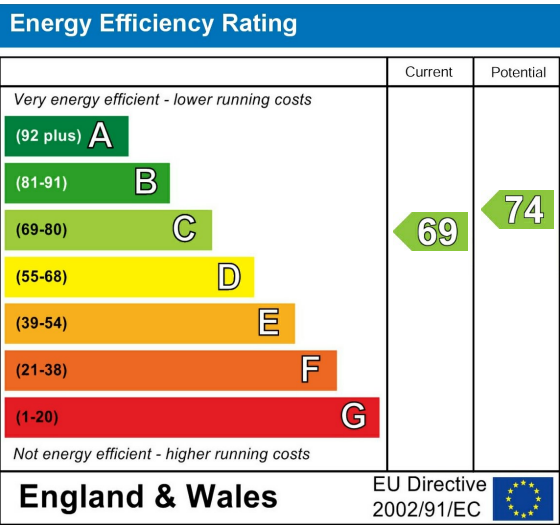
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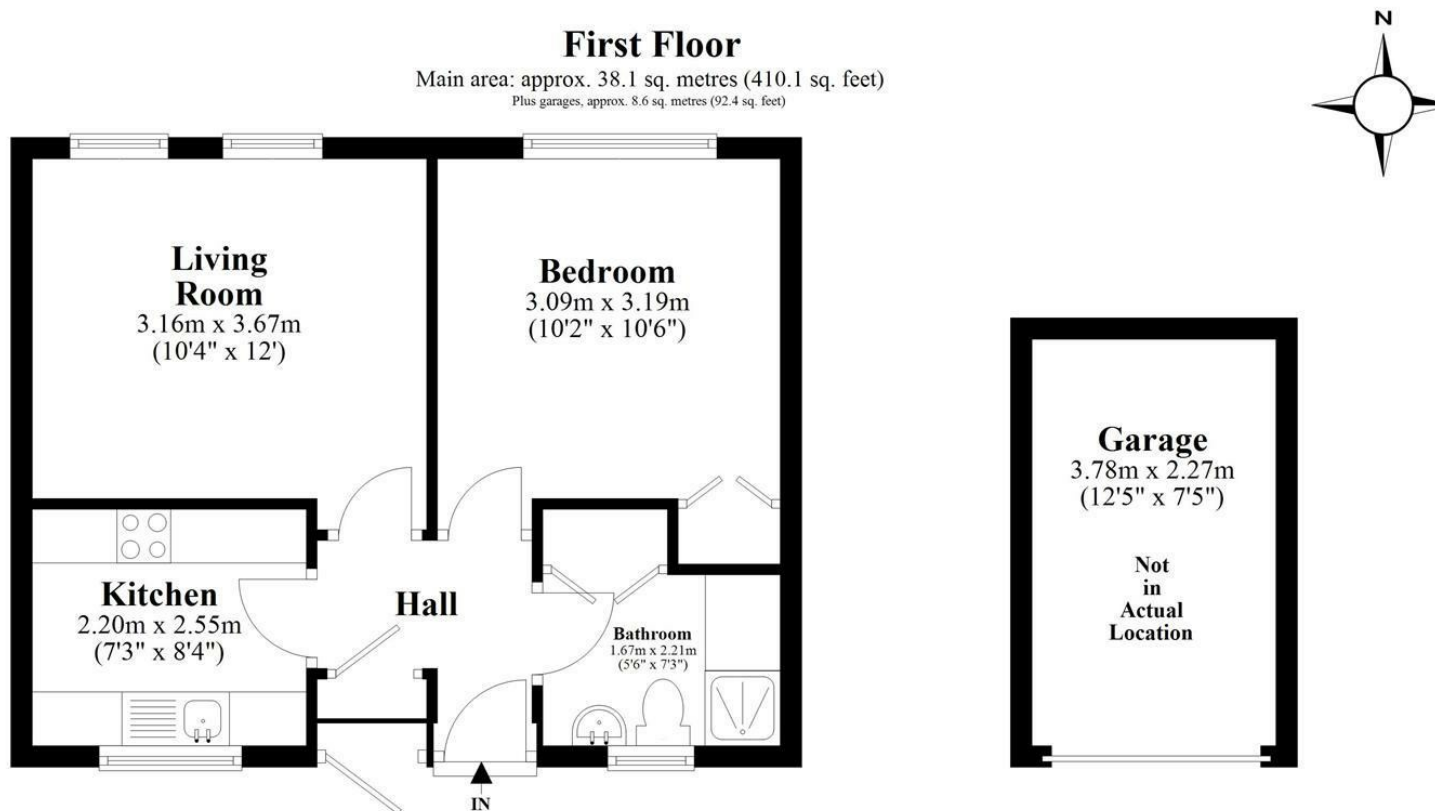
Additional Information

All main services

Tenure

Leasehold





Main area: Approx. 38.1 sq. metres (410.1 sq. feet)

Plus garages, approx. 8.6 sq. metres (92.4 sq. feet)

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## Williams of Petersfield

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