



Collingwood Way, Petersfield

Price Guide £250,000



Williams of Petersfield
INDEPENDENT ESTATE AGENTS

Collingwood Way, Petersfield

Located in the popular Rams Hill development, this well presented two-bedroom ground floor apartment is a fantastic opportunity for first-time buyers and investors. Offered with no onward chain, it provides modern, low-maintenance living just a short walk from Petersfield town centre and the mainline train station.

Inside, the apartment offers a bright and spacious layout, with a generously sized dual-aspect living and dining room that enjoys plenty of natural light. The separate kitchen includes good storage and worktop space, with room for a small breakfast table.

Both bedrooms are comfortable doubles. The main bedroom features built-in wardrobes and an en suite shower room, while the second bedroom has previously been used as a home office, making it a versatile space to suit your needs. A contemporary family bathroom completes the accommodation.

One parking space.

No onward chain

Awaiting probate

104 years remaining on lease

Share of freehold

Service Charge - 1148.80 per annum

EPC - C

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

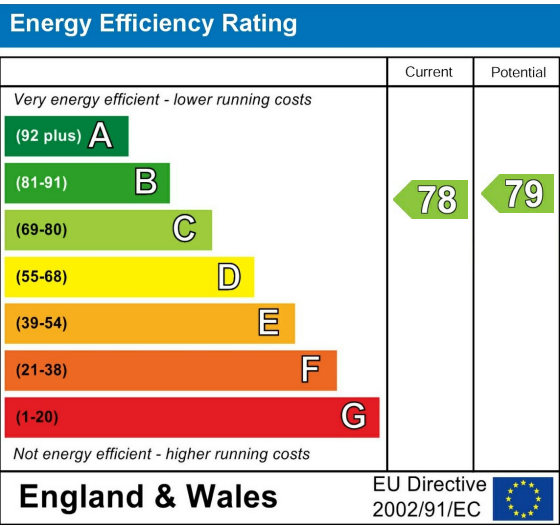
Additional Information

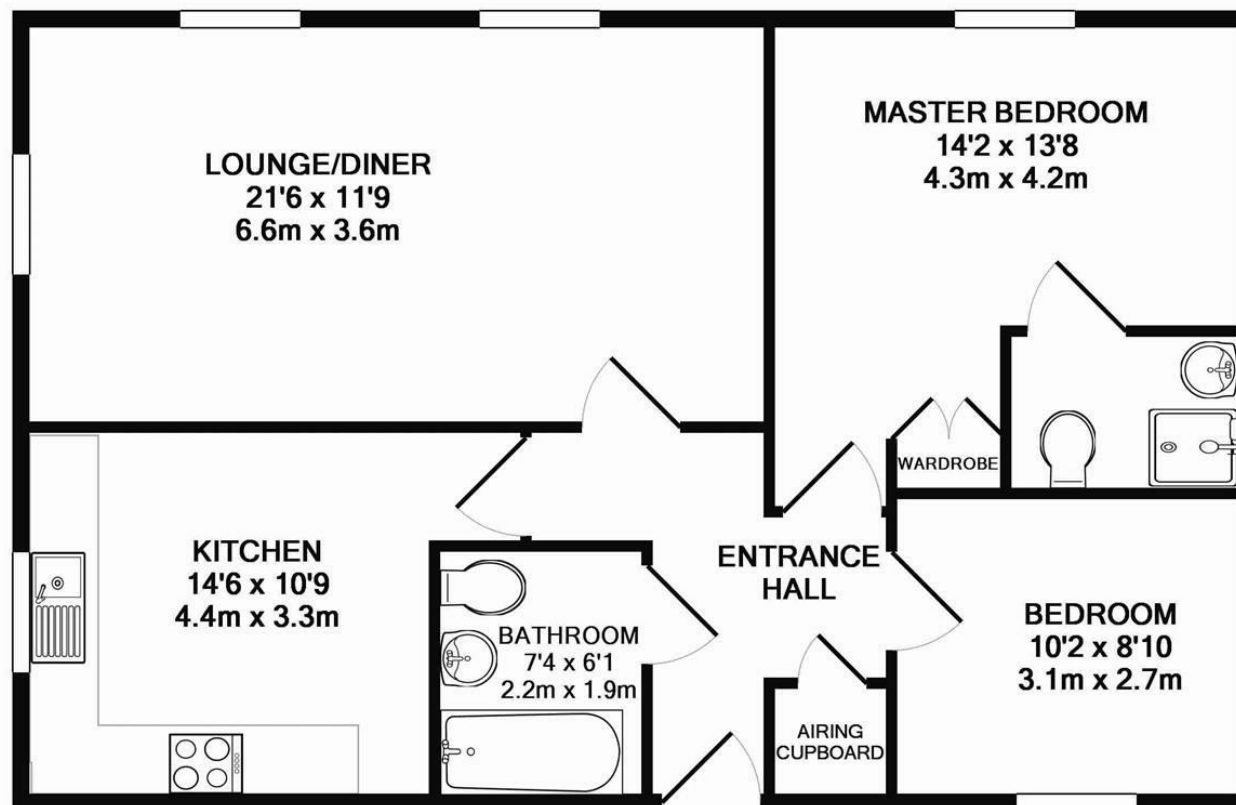
All main services

Tenure

Leasehold - Share of freehold

IMPORTANT NOTICE: Williams of Petersfield and its clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, Building Regulation or other consents and Williams of Petersfield has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Where appropriate, we may obtain lease information from the management company.





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

Made with Metropix ©2012

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.