

Flat 1, Britnell House,
1 North Road, Petersfield,
Hampshire GU32 2AX



Peter Leete
and Partners
ESTATE + AGENTS



A GROUND FLOOR APARTMENT BEING A SHORT LEVEL WALK OF
THE TOWN CENTRE AND TRAIN STATION

PRICE £245,000 LEASEHOLD



Flat 1 Britnell House, 1 North Road, Petersfield
Lease: 189 years from 21ST April 1980
Service Charge £120 pcm / Ground Rent: TBC



OPEN PLAN LIVING ROOM: 22'4 x 14'9 max being L shaped, with dual aspect to garden **KITCHEN AREA:** fitted with a range of white fronted wall and base units, stainless steel sink and mixer taps. Base oven and electric hob over. Wall unit housing gas fired boiler.

BEDROOM 1: 11' x 10'4

BEDROOM 2: 10'3 x 8'6

SHOWER ROOM comprises a modern white suite walk in shower, low level wc washbasin and tiled walls.

OUTSIDE: Communal grounds are enjoyed by the development with private car park adjacent. Garaging includes a private single **GARAGE** for number 1.

VIEWINGS: Strictly by appointment with the sole Agents: SCR Lettings 01428 607768 or Peter Leete and Partners 01428 604480.

EPC Rating: C

Council Tax: C

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Total area: approx. 58.0 sq. metres (624.2 sq. feet)

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