



Luker Drive, Petersfield

Price Guide £295,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Luker Drive, Petersfield, GU31 4SN

Situated on the top floor is this well-presented two-bedroom apartment. The property is located within the popular Ramshill development, ideally positioned within easy walking distance of Petersfield town centre and the mainline railway station.

The secure communal entrance leads into well-maintained communal areas, with stairs providing access to the top floor and the apartment itself. Upon entering, the property offers a generous hallway with a useful built-in storage cupboard and access to the loft space, which has been boarded and provides excellent additional storage.

The accommodation is well laid out, including the new karndean flooring installed throughout. The full arrangement is illustrated by the accompanying floorplan. A particular highlight is the impressive 21 ft reception room, offering plenty of space for both living and dining areas. Dual aspect windows provide an abundance of natural light and create a bright and welcoming living environment.

The modern kitchen/breakfast room has been improved by the current owner and benefits from newly fitted worktops, a replacement oven and hob. Made-to-measure blinds have also been installed within the principal living areas.

There are two well-proportioned double bedrooms, both benefiting from built-in wardrobes, with the principal bedroom further complemented by its own en-suite shower room. A good-sized family bathroom serves the remainder of the accommodation.

Externally, the property benefits from an allocated parking space, providing convenient off-road parking for residents.



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, Tesco 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

Tenure

Leasehold

Additional Information

EPC - C

Tax Band - C

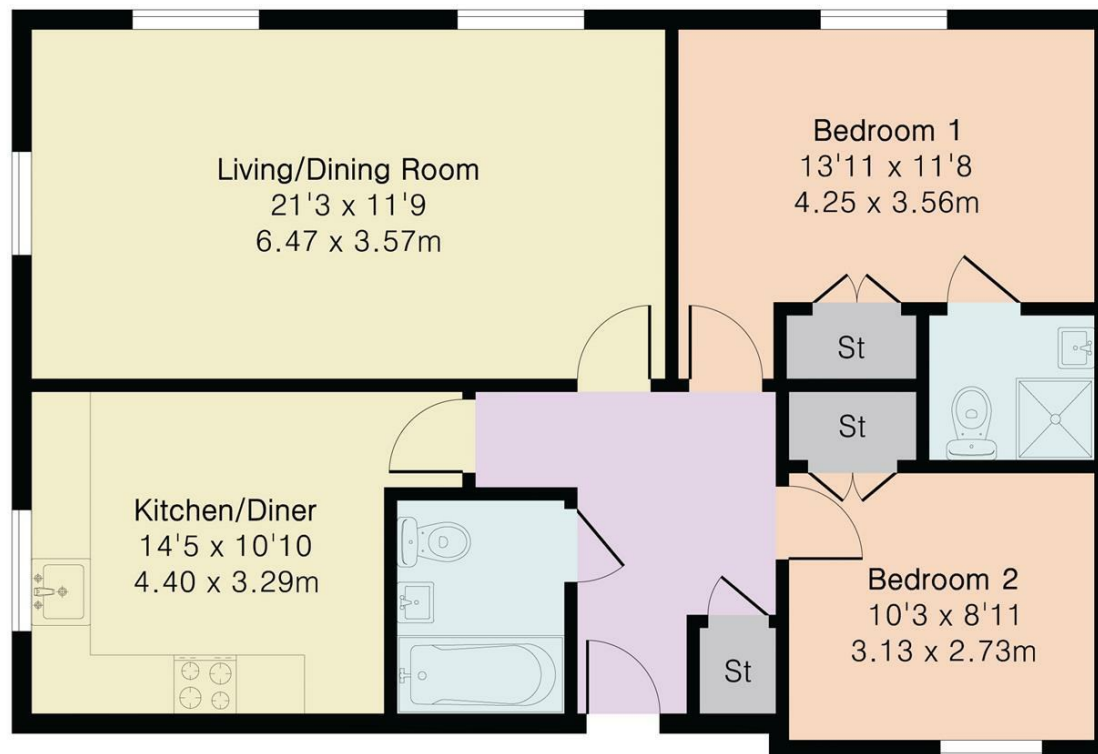
Service Charge - £126.00 Per Month
Ground Rent - £260.00 Per Year
125 year lease - 103 years left on the lease



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 825 sq ft - 77 sq m



Second Floor

Williams of Petersfield

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

01730 233333 sales@williamsopfetersfield.co.uk www.williamsopfetersfield.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 sight 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.