

7 Elmor Lodge,
5 Charles Street, Petersfeild,
Hampshire GU32 3BF



Peter Leete
and Partners
ESTATE + AGENTS



AN IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE.
EPC Rating: C

**A bright and spacious apartment within a 2 minute walk of the main line station
approx. 450 feet away.**

PRICE £180,000 LEASEHOLD



7 Elmor Lodge, 5 Charles Street, Petersfield



SITUATION

The attractive, ancient market town of Petersfield, formerly an important coaching centre, is set in the gloriously beautiful countryside of the South Downs National Park. Stunning local attractions include the Queen Elizabeth Country Park and Butser Hill to the south. Petersfield has excellent road (A3) and mainline rail links to both London and the South Coast. The town and surrounding areas are a great place to live, work and have fun with attractions such as the Heath Pond, the Petersfield Museum, the Physic Garden and the Town Square providing a powerful presence of theatre, music, arts, sports and popular public houses, cafes and restaurants. The town is well catered for both state and private schooling.

DESCRIPTION Communal entrance hall with stairs to second floor level. Door to entrance hall with additional door to the apartment:-

ACCOMMODATION

Private inner hall with storage cupboard.

LIVING/KITCHEN ROOM 19' x 14'11 The kitchen area is fitted with wooden fronted wall and base units stainless steel base oven with separate gas hob over and extractor hood above. Stainless steel sink and single drainer with mixer taps. Velux window to kitchen area and two windows to the living area.

BEDROOM: 15'1 x 11'1

BATHROOM: comprises a white suite of panelled bath with separate shower over, wash basin and low level w.c. Velux window.

PARKING: There is a facility for a street permit parking by applying to East Hampshire District Council.

VIEWINGS: Strictly by appointment with the sole Agents:

SCR Lettings 01428 607768 or

Peter Leete and Partners 01428 604480.

LEASE: Term 125 years from 2008. (expires 31/12/2133)

MAINTENANCE: £1425.00 per annum (2025)

GROUND RENT: £150 per annum

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