



Cremorne Place, Petersfield

Offers Over £250,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Cremorne Place, Petersfield

Located in the heart of Petersfield, this delightful two bedroom first-floor retirement apartment in Cremorne Place is offered with no onward chain. The development is known for its warm and welcoming community spirit and also benefits from a stairlift and shared communal areas.

The apartment has its own private front door, leading into the spacious hallway. The living room, with its feature electric fire, feels welcoming and homely, while the modern kitchen provides excellent storage and ample worktop space.

The main bedroom includes fitted wardrobes and a bathroom with a walk in shower, while the second bedroom offers flexibility as a guest room, dining room or study. A further bathroom and useful hallway storage complete this appealing home.

The ground-floor communal spaces at Cremorne Place are bright, spacious, and welcoming. Residents can enjoy a large lounge, a dining table, and a light-filled conservatory, providing a comfortable setting to relax, socialise, or entertain.

Communal parking is available.

EPC - C
Council Tax - C
Ground rent - £300 per annum
Service charge - £3026.32 per annum
96 years remaining on lease.



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
Penns Place, Petersfield
Hampshire, GU31 4EX

Additional Information

Electric Heating

Tenure

Leasehold

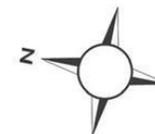
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



First Floor

Approx. 67.1 sq. metres (722.6 sq. feet)



Total area: approx. 67.1 sq. metres (722.6 sq. feet)

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