





Situated within the popular Merritts Meadow development and completed to a high specification, this bright and spacious apartment enjoys a short, level walk into the town centre. The accommodation comprises a large entrance hallway with utility room, coat and airing cupboards, two generous double bedrooms with built-in wardrobes, and a modern bathroom with separate shower cubicle.

The light-filled sitting/dining room features French doors opening onto a private balcony enjoying morning sun and leads through to a dual-aspect kitchen/breakfast room with modern built-in appliances.

The property enjoys communal grounds and a car-port parking space.

Further benefits include gas central heating, double glazing throughout and no onward chain.

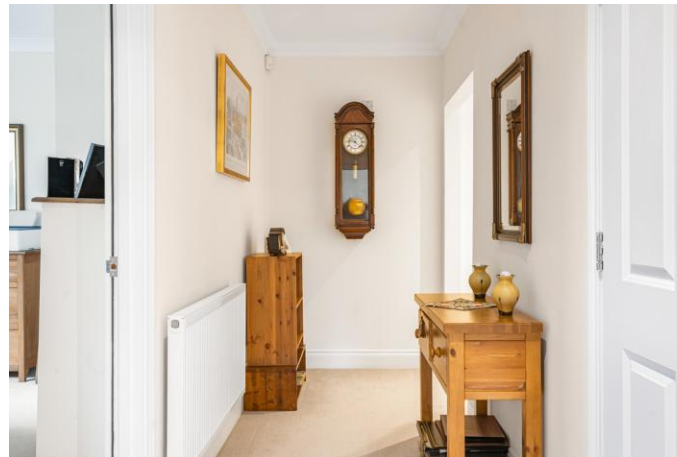
All mains services

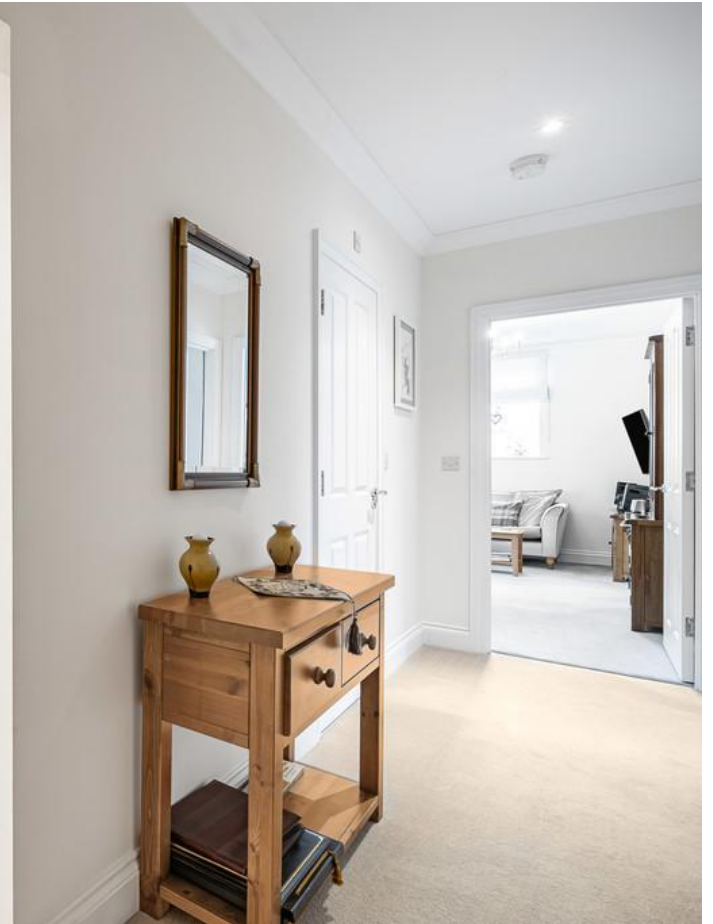
Council tax band C - £1984 per annum

Ground rent: £0.00

Service charge: £4,730 per annum

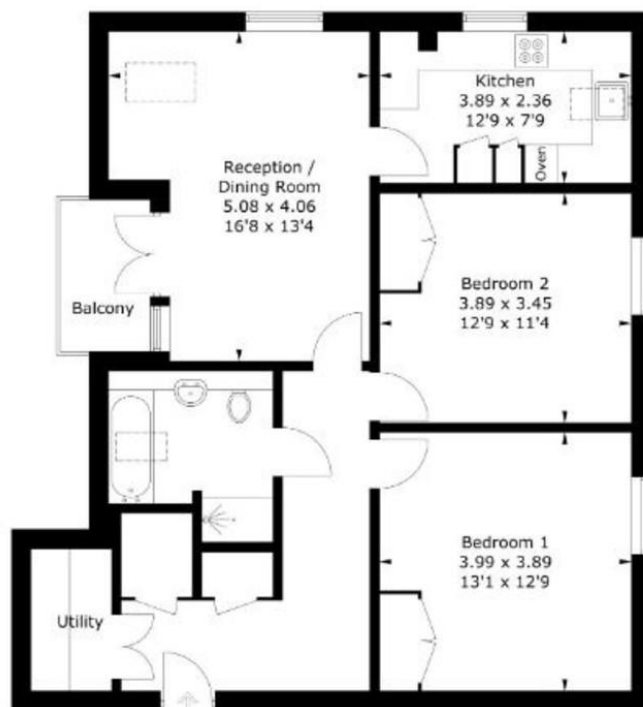
Viewings through the vendors' sole agents, Jacobs & Hunt.





Merritts Meadow, Petersfield

Approximate Gross Internal Area = 82.6 sq m / 889 sq ft



(Not Shown In Actual Location / Orientation)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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