





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, lift access to the property and no onward chain.

Lift access

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.

OFFER CHECK PROCEDURE

If you are considering making an offer on this or any other property, we are marketing at Jacobs & Hunt, please make early contact with the office so we are able to verify your buying position. Our sellers expect us to report on a buyer's procedability whenever we submit an offer.



SOLICITOR

Choosing the right conveyancing solicitor is an important part of the buying process. At Jacobs & Hunt we have trusted solicitors we regularly refer our clients to, so if you'd like a recommendation just have a chat with one of the team and we'll be happy to help!

REMOVALS

At Jacobs & Hunt we want to make your move as stress-free as possible, which is why we can put you in touch with a reputable removal company. Just ask a member of the team for further details and a quotation.

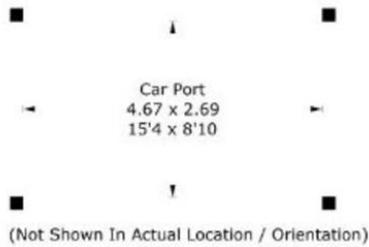
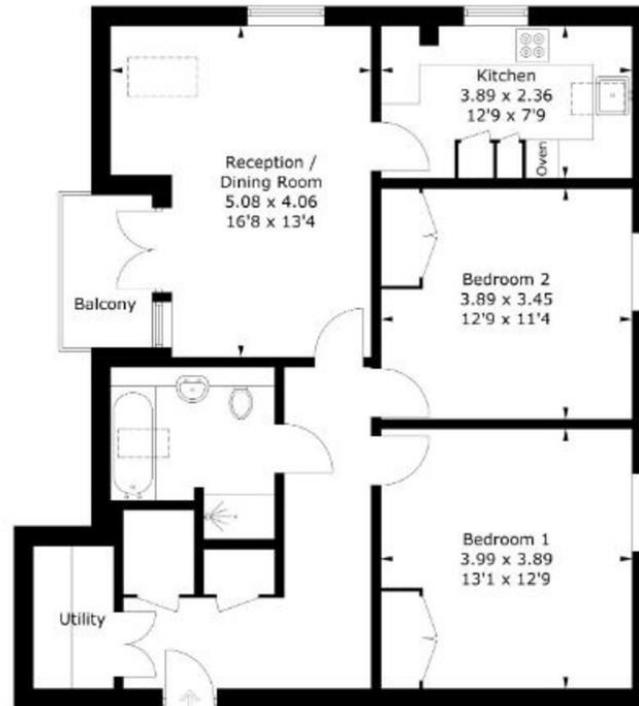
ANTI-MONEY LAUNDERING (AML)

At Jacobs & Hunt we have a legal obligation to carry out Anti-Money Laundering checks on all prospective purchasers. It's a straightforward process that needs to be



Merritts Meadow, Petersfield

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



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 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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