



Park Court, Petersfield

Price Guide £234,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

## Park Court, Petersfield

Perfectly positioned in the heart of Petersfield, this delightful first floor apartment has been thoughtfully modernised to create a bright and inviting space. Just a stone's throw from the town's shops, cafés, and mainline train station, this property also enjoys the rare advantage of its own private allocated parking space, along with visitor parking.

A private front door opens into a hallway with generous built-in storage, leading through to a stylish open-plan living area. The brand new kitchen is fitted with integrated appliances, neutral cabinets, and ample worktop space, seamlessly flowing into a spacious lounge and dining area. A striking south-facing bay window fills the room with natural light and offers a lovely outlook, making it the ideal space to sit with your morning coffee and watch the world go by.

The double bedroom, tucked peacefully to the rear, comes complete with fitted wardrobes, while the modern shower room features a walk-in shower, basin with storage, and contemporary finishes. Fresh new flooring runs throughout, giving the property a clean, ready-to-move-into feel.

This property is offered with no onward chain and viewing is highly recommended.

Service charge - £2224.33 per annum  
960 years left on the lease.  
No onward chain.



## 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, Lidl and Aldi 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

All main services

## Tenure

Leasehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## First Floor

Approx. 43.0 sq. metres (463.2 sq. feet)



Total area: approx. 43.0 sq. metres (463.2 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

### Williams of Petersfield

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

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.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.