





Bright and spacious, two bedroom ground floor apartment specifically aimed at the over 55s and situated in a central location within just a few minutes walk of Petersfield town centre.

The apartment was built in 2007 and offers an impressive communal entrance hallway with stairs and lift to all floors. Externally, there is private parking for the properties and communal grounds. Video phone and key fob entry system.

The flat offers a large, private entrance hallway with built in cupboard which houses the air re-circulation system. There is also the added bonus of the flat having its very own private front door from the car park and communal garden area.

Bright and spacious sitting room with private opening door to the communal gardens, window to side view and door opening into a well fitted kitchen with a good range of wall and floor units, gas hob, integrated electric oven and extractor hood, space for washing machine and large fridge/freezer, wall mounted gas boiler for central heating and hot water.



Spacious entrance hallway with large cloaks cupboard and further storage cupboard.

Master bedroom with double built in wardrobes. Second bedroom with study area recess.

Refitted shower room with large walk in shower cubicle. WC and wash hand basin.

There is allocated parking and well tended communal

grounds. Petersfield town centre is just a few minutes walk away.

Council Tax Band - £1578 per annum

Lease remaining - 83 years. There is also the option to extend the lease at low cost.

Service Charge - £835 per annum

Ground rent - £10 per annum

Gas central heating and double glazed windows

No onward chain.

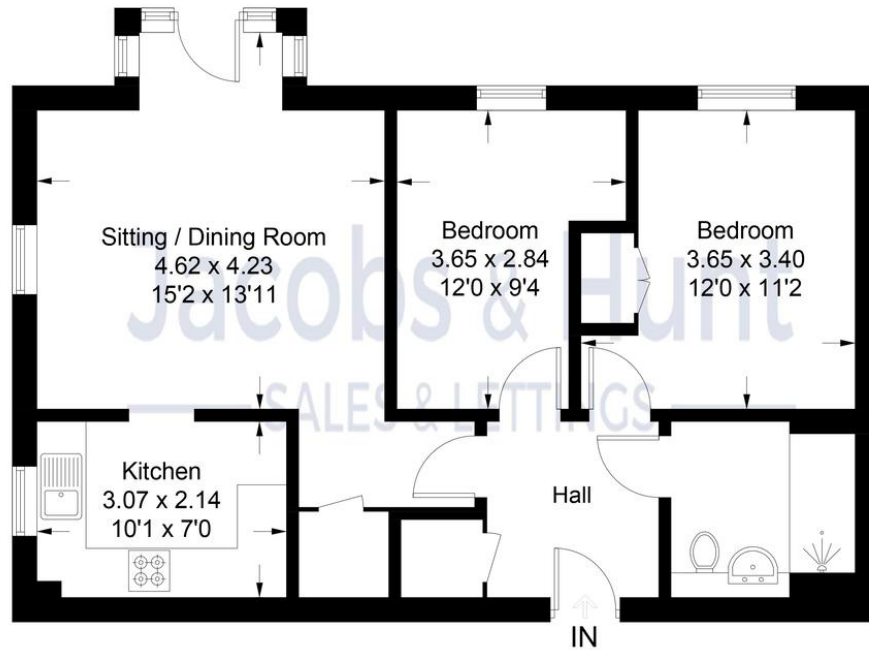
Viewing through the Vendor's sole agents, Jacobs & Hunt, Petersfield.

WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!



Brookfield, Borough Road, Petersfield

Approximate Gross Internal Area = 61.4 sq m / 661 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID981591)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	71 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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