



Sandringham Road, Petersfield

£950 PCM



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Sandringham Road, Petersfield

Available immediately, we are delighted to offer To Let this well kept two bedroom, ground floor apartment in Sandringham Road.

Offered unfurnished, the property is spacious throughout and has the benefit of allocated parking, well maintained communal gardens and is only a short walk to the town centre and train station with mainline to London Waterloo in a little over an hour.

The property has a modern kitchen which was part of a refurbishment carried out prior to the current tenancy. This included new carpets and redecoration throughout.

The accommodation comprises of a generously proportioned living room with adequate space for a dining area, the modern kitchen, family bathroom with shower over the bath, master bedroom with built in wardrobes and second bedroom which could also be utilised as a study or home office.

This is a lovely property that also benefits from having uPVC double glazing to all windows as well as being a desirable ground floor apartment.

All staff will be continuing to follow strict hygiene guidelines both on viewings and in the office accounting for individuals specific requirements where necessary.

Strictly no pets.

EPC - C



Location

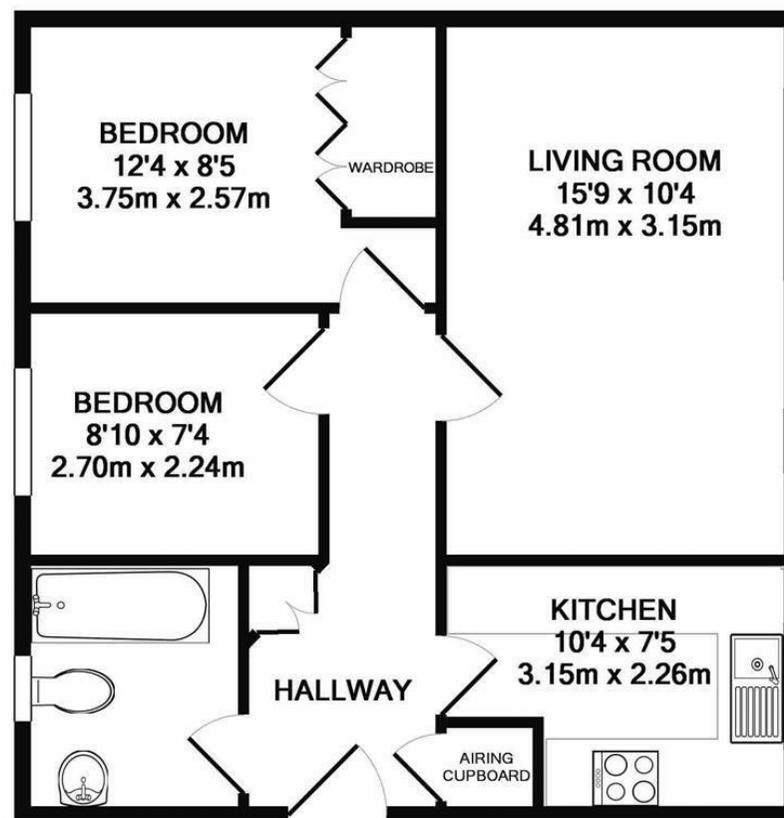
Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link- connecting Portsmouth and London (Waterloo). The town is situated on 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, Tescos 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
01730 266551

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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	





TOTAL APPROX. FLOOR AREA 525 SQ.FT. (48.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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