



Swan Court, Petersfield

Asking Price £325,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Swan Court, Petersfield

In the heart on Petersfield Town Centre, we welcome to market this impeccably renovated and incredibly spacious ground floor apartment. Bathed in natural light, this contemporary residence has been recently updated to an exceptional standard, offering an abundance of generously proportioned rooms. As an added bonus, the property boasts off-road parking, ensuring convenience and ease of access.

Step inside and appreciate the fresh and inviting ambience. There are two separate entrances to the property, one being to the main dwelling and the other to the office / hobby room, this also enjoys an extra storage room with scope for a w.c. Whether you prefer working from home or engaging in sewing, this option is ideal for your needs.

The well appointed kitchen features an array of sleek modern units and is equipped with a built-in oven and gas hob. The kitchen extends onto the dining room with large bright windows and ample space for a dining table. Both bedrooms within this magnificent residence are spacious double rooms, complete with built-in wardrobes that provide ample storage solutions while maximizing space utilization. The family bathroom exudes a sense of contemporary elegance, featuring a shower over the bath, a wash basin, and a W.C.

The location offers unparalleled access to a myriad of amenities, ensuring that everything you need is just moments away. The vibrant town centre with its array of shops, restaurants and entertainment options is within easy reach. Additionally, a separate storage room adjacent to the apartment's front door provides the perfect space for a home office or invaluable storage.

The two leases will be residential and enjoy the same terms, the office has restrictions to be used as an office/ hobby room. The property comes with one reserved car parking space in the gated area at the rear of the building.

Leasehold - 974 years
Maintenance Charge - £2434
Annual Service Charge - £200 (flat) + £200 (office)
EPC - C
Council Tax - 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

Additional Information

All main services

Tenure

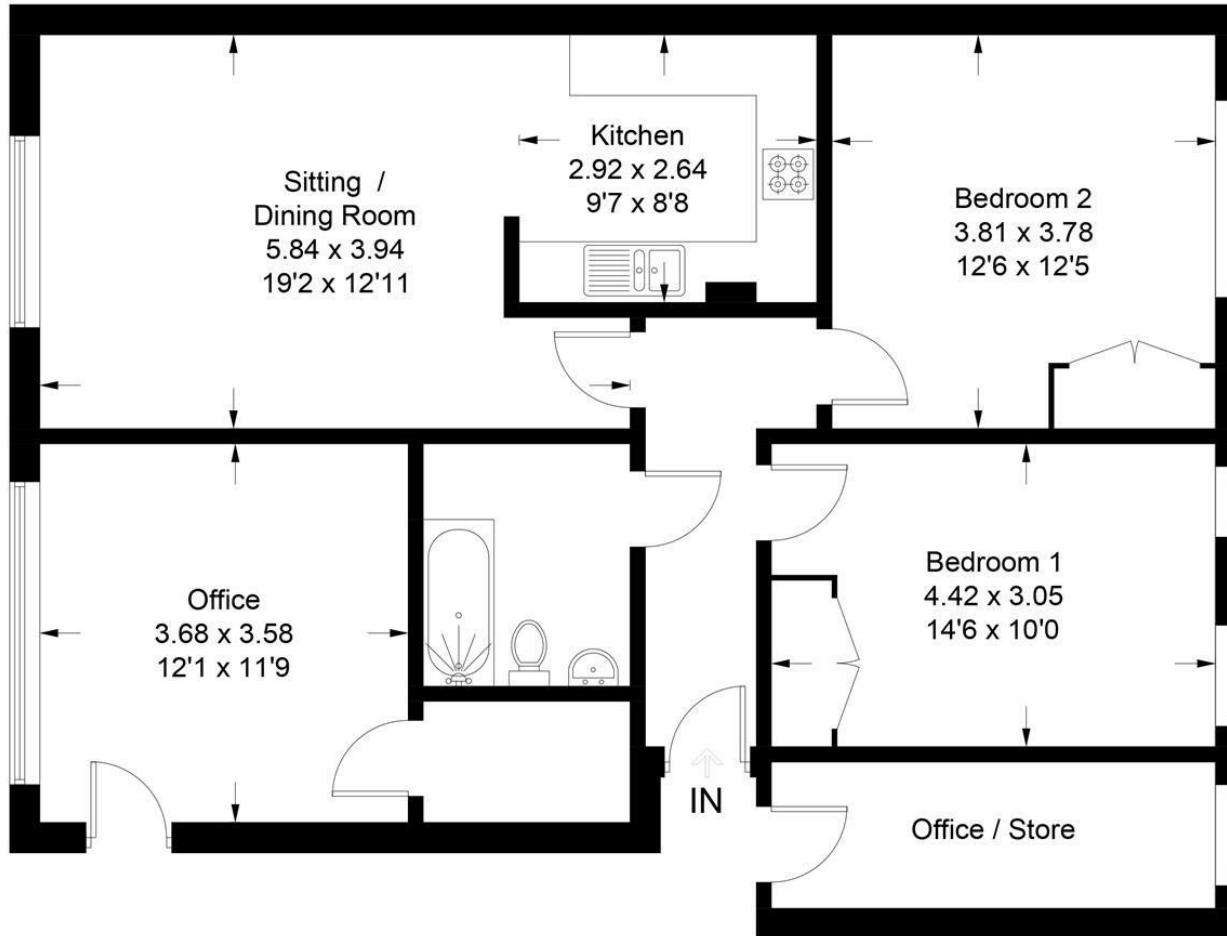
Leasehold

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



Swan Court, GU32 3FD

Approximate Gross Internal Area = 86.8 sq m / 934 sq ft
Office / Store = 6.4 sq m / 69 sq ft
Total = 93.2 sq m / 1003 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Produced for Williams of Petersfield. (ID970709)

Williams of Petersfield

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