



Swan Court, Petersfield

Offers Over £299,995



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Swan Court, Petersfield

Experience the best of Petersfield living in this modern second-floor apartment ideally situated in the heart of town. With Petersfield Town and the main line train station just a stone's throw away, convenience is at your doorstep. Offering ample storage space and a garage, this apartment provides practicality without compromising on style.

Upon entering, you'll be greeted by a versatile space to the right, perfect for use as an office or additional storage area. This thoughtful design allows for a clear separation between work and relaxation, catering to the needs of modern professionals. As you journey through the bright and airy apartment, two generously sized double bedrooms beckon, each offering ample storage space and large windows to invite natural light.

Discover a delightful kitchen/diner within this stunning apartment. This space presents a breakfast bar for those busy mornings and ample room for entertaining guests. With abundant storage throughout and incredible views of the Southdown's.

As an added bonus, the property includes a dedicated garage, offering parking space or additional storage as desired. With its unbeatable location and plethora of features, this apartment is a must-see.

Viewing is highly recommended.

EPC - C
Council Tax - B
Leasehold - 984 Years Left
Management Fee - £2000 per annum
Ground Rent - £200



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

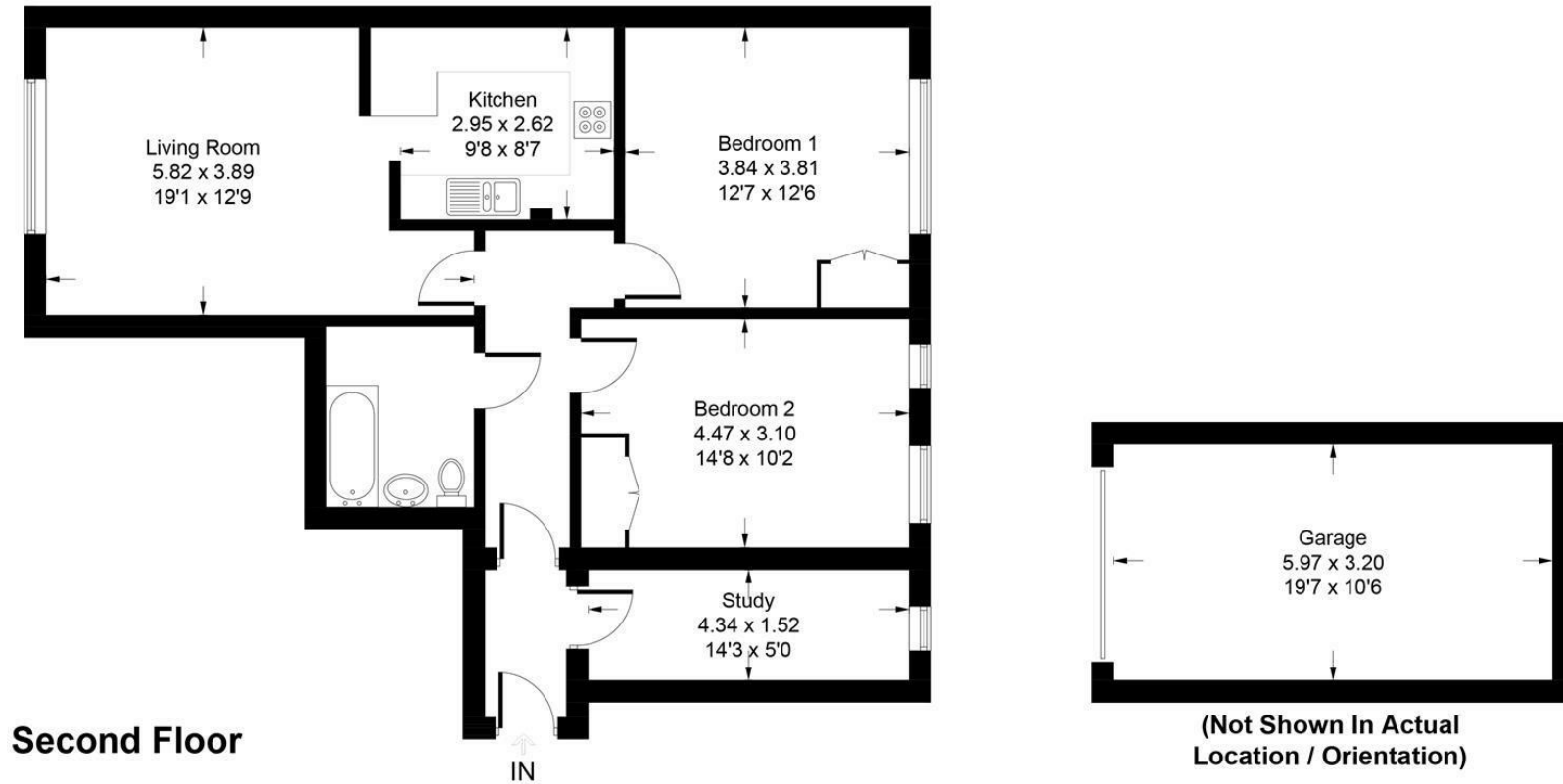
Leasehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	80	81
(69-80) C		
(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 = 80.4 sq m / 865 sq ft
Garage = 19.0 sq m / 204 sq ft
Total = 99.4 sq m / 1069 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. (ID978951)

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