



Castle Gardens, Petersfield

Offers Over £250,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Castle Gardens, Petersfield

Discover the charm of contemporary living in this delightful two-bedroom apartment nestled in the heart of Petersfield's Castle Gardens. Boasting an allocated parking space and two visitor parking permits, this residence seamlessly marries convenience with character.

Situated on the 2nd floor, revel in sweeping views of the South Downs from this wonderful apartment. As you step inside, you'll be greeted by a spacious hallway adorned with ample storage options. The main bedroom, tailored for a double bed, offers fitted wardrobe space, while the second bedroom, versatile as an office or single bedroom, comes complete with built-in wardrobes.

The pièce de résistance is the open-plan living and kitchen area. Immerse yourself in Scandinavian vibes with the beautifully refurbished kitchen, creating a haven for relaxation. Triple-aspect windows flood the space with natural light, highlighting distinct areas for various moods – from morning sun-drenched reading spots to evening sun-kissed dining areas.

Completing this apartment is a well-appointed bathroom, and outside, Castle Gardens offers communal gardens.

Annual ground rent - £120
Annual service charge - £1600
980 years remaining on lease.
Share of freehold.
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

Tenure

Leasehold - Share of Freehold

Additional Information

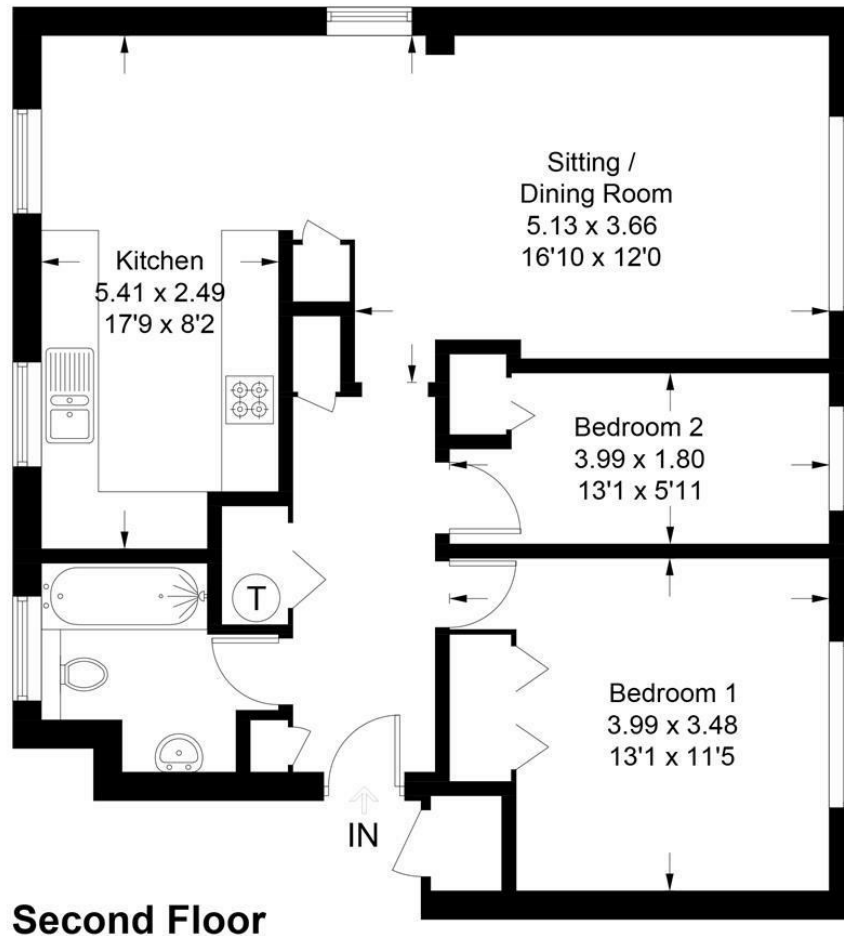
Mains electric
Mains drainage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Castle Gardens, GU32 3AG

Approximate Gross Internal Area = 69.2 sq m / 745 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. (ID1036697)

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