



Swan Court, Petersfield

£1,350 PCM



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

## Swan Court, Petersfield

Williams of Petersfield are pleased to offer for let this modern and spacious ground floor apartment in the town centre.

The property is finished to a high standard throughout and all rooms are generously proportioned.

The kitchen features a range of modern units and has a built in oven and gas hob, integrated fridge, freezer and dishwasher as well as a freestanding washer dryer. It is open plan to a spacious reception room which has a South facing window letting in lots of light.

French doors lead to the second reception room which is also a good size. It has a storage cupboard and a separate entrance to the apartment.

Both bedrooms are good size double rooms and they both include built in wardrobes. The family bathroom has a shower over the bath as well as a wash basin and W.C.

There is a separate storage room included which is immediately outside the front door to the apartment. It could be used as an office or as useful storage.

The property further benefits from having gas central heating and allocated parking.

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

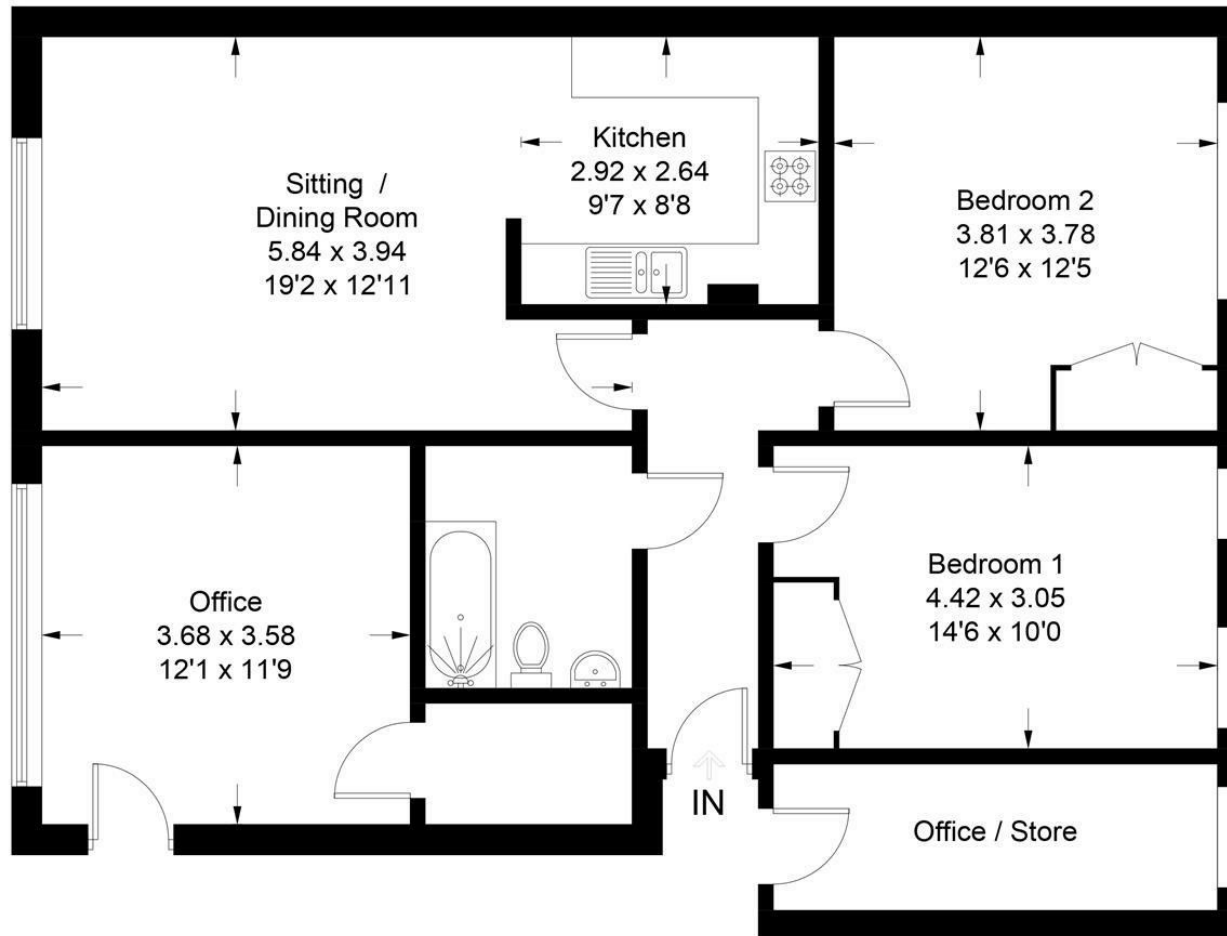
All main services

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 [sales@williamsopetersfield.co.uk](mailto:sales@williamsopetersfield.co.uk) [www.williamsopetersfield.co.uk](http://www.williamsopetersfield.co.uk)

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