



Castle Gardens, Petersfield

Price Guide £240,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Castle Gardens, Petersfield

Williams of Petersfield are delighted to offer this two bedroom top floor flat in the heart of Petersfield. It is ideally located close to the Square, the High Street and to the train station which has regular services to London Waterloo.

The property comprises a fitted kitchen with range of cupboards, a spacious triple-aspect living/dining room, a large master bedroom with built in wardrobe, a second single bedroom with a built in wardrobe and the family bathroom.

There is an allocated garage for parking as well as two visitor parking permits available at the front.

EPC - D

Council Tax - C

Leasehold - Share of freehold

980 years remaining on the lease

Ground rent - £85 per annum

Service charge- £1900 per annum



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 - Share of freehold

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



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