



20 King George Avenue, Petersfield

Offers Over £295,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

20 King George Avenue, Petersfield

Step into this fantastic spacious two-bedroom apartment, ideally located on the first floor of the desirable Town Gate development in central Petersfield. Set within a secure, gated community on King George Avenue, the property enjoys an allocated parking space and a quiet yet central setting just moments from the town's shops, cafes, and mainline station.

Upon entry, you're welcomed by a generous hallway leading into a bright, dual-aspect living and dining room, a perfect space for relaxing or entertaining. The dining area flows naturally into the modern, well-equipped kitchen featuring integrated appliances, including a dishwasher and fridge/freezer, plus ample storage and worktop space. The washing machine is located in the airing cupboard.

The first bedroom is a spacious double with built-in wardrobes and an en-suite shower room. The second double bedroom also includes fitted storage. A contemporary family bathroom and additional built-in cupboards complete the layout.

A communal garden adds to the charm of this apartment and is maintained by the management company.

Probate Granted.

No onward chain.

One allocated parking space.

EPC-B

Council Tax - C

107 years remaining on lease.

Ground rent - £200 per annum

Service charge - £1481.42 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, Tesco 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

Additional Information

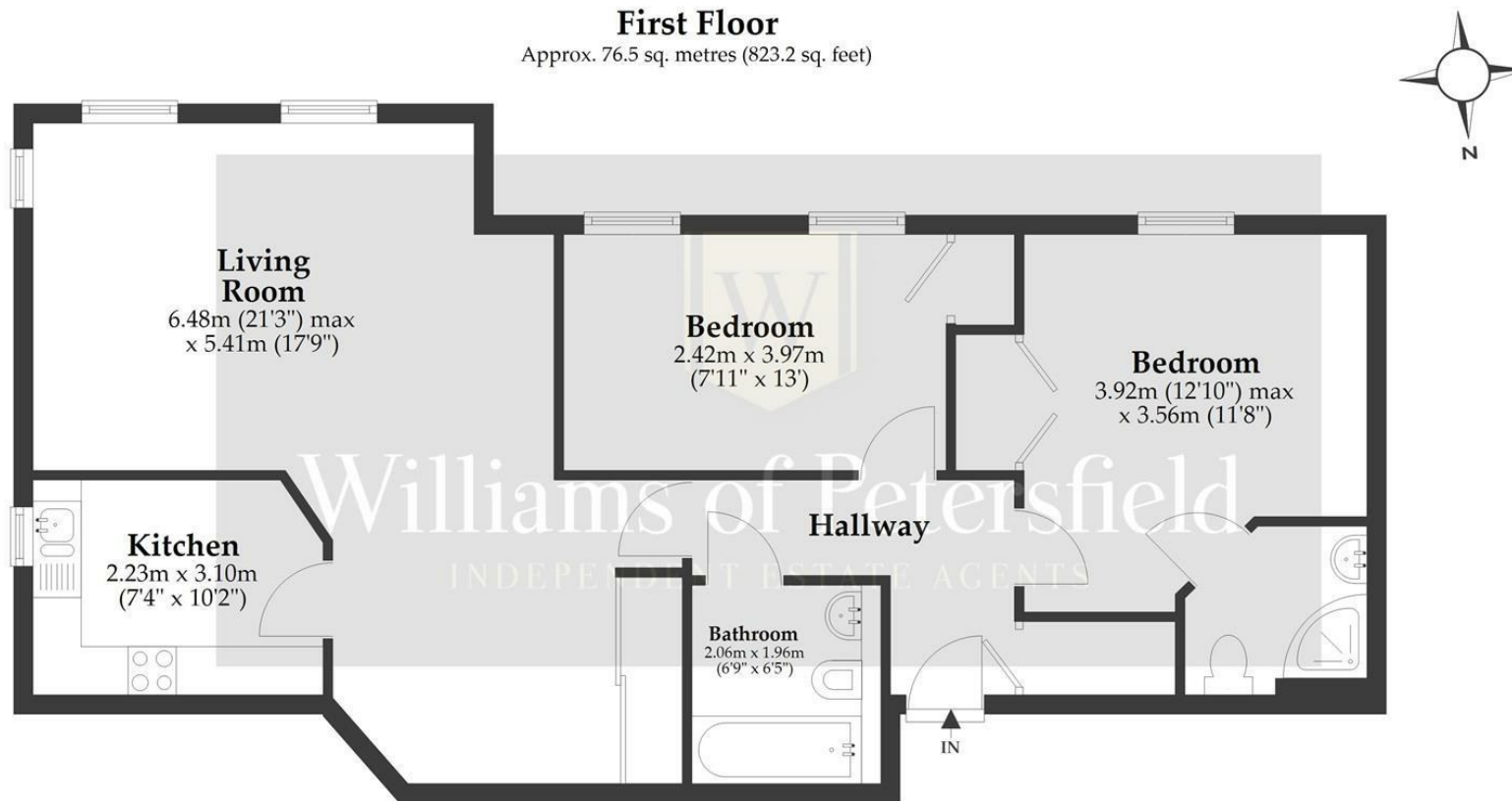
All main services

Tenure

Leasehold

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	83	83	
(81-91) B			
(69-80) C			
(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





Total area: approx. 76.5 sq. metres (823.2 sq. feet)

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

01730 233333 sales@williamsofpetersfield.co.uk www.williamsofpetersfield.co.uk

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