



Moggs Mead, Petersfield

**Price Guide £190,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS



## Moggs Mead, Petersfield

Williams of Petersfield are pleased to present this immaculate one-bedroom ground floor flat, situated in the highly sought-after Herne Farm Estate. The property is within walking distance of Petersfield town centre and its wide range of local amenities, as well as offering convenient access to the mainline railway station and major road links.

This beautifully presented property has been recently refurbished and is finished to a high standard, with fresh decoration, newly fitted carpets, and modern flooring throughout.

The accommodation comprises a spacious living room, a comfortable double bedroom, a well-appointed kitchen, and a bathroom with a bath.

Residents can also enjoy the well-maintained communal gardens with inviting seating areas, along with the added benefit of an allocated parking space.

180 years remaining on lease.  
Service charge - £340 half yearly  
Ground rent - Peppercorn  
Council Tax Band - B  
EPC - Band D





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

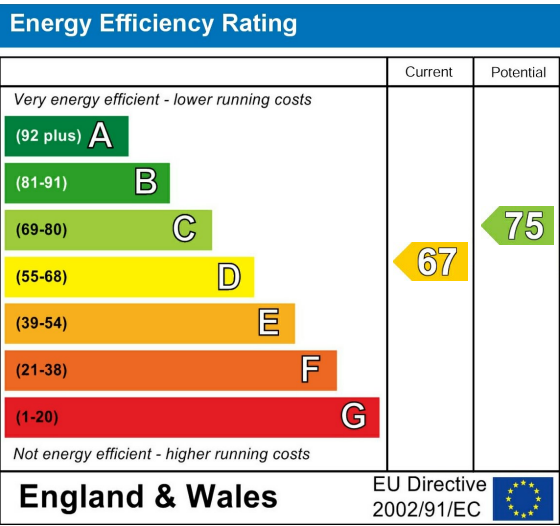
East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX

Additional Information

All main services

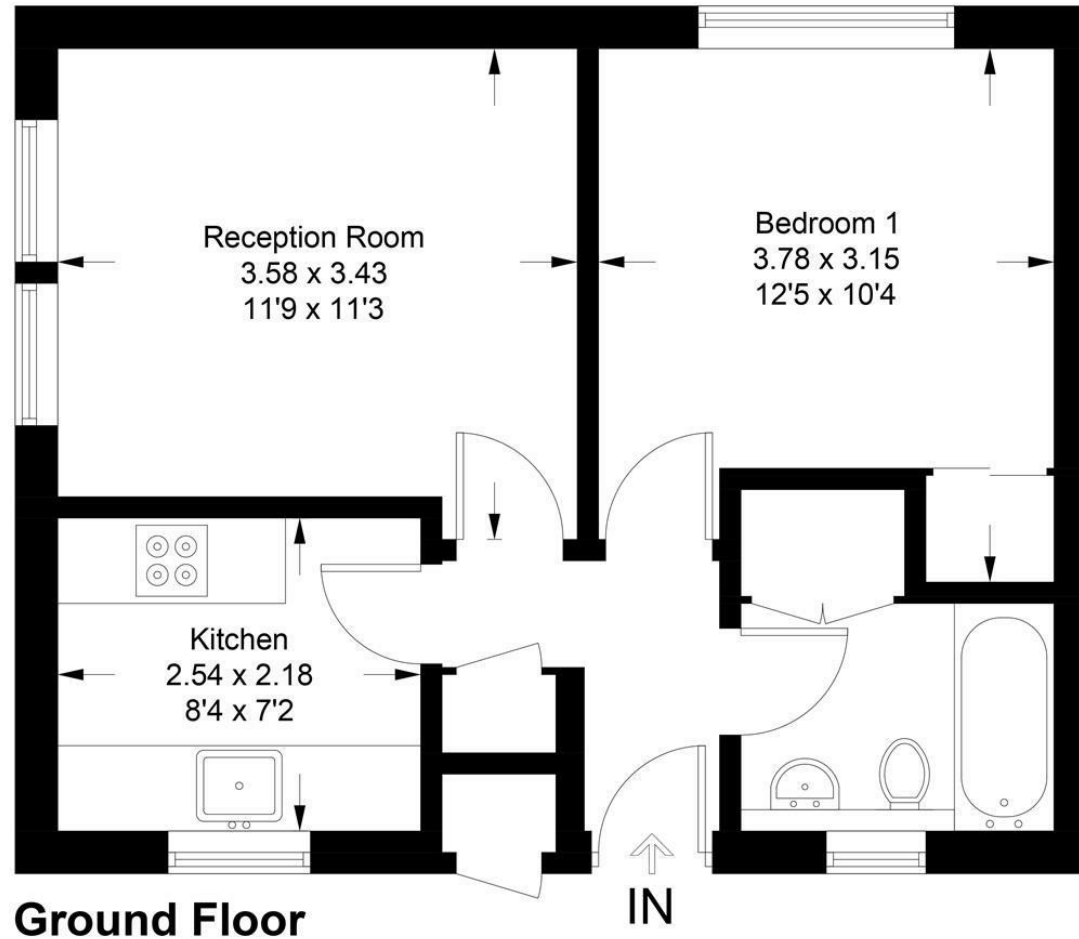
Tenure

Leasehold



# Moggs Mead, GU31 4PH

Approximate Gross Internal Area = 38.7 sq m / 416 sq ft  
(Including External Cupboard)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Produced for Williams of Petersfield. (ID1119745)

## Williams of Petersfield

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