



Meon Close, Petersfield

**Price Guide £165,000**



**Williams of Petersfield**  
INDEPENDENT ESTATE AGENTS

# Meon Close, Petersfield

Williams of Petersfield is pleased to offer this well-presented, modern ground-floor flat, ideally located in Meon Close. Just a short walk from Petersfield's mainline train station and the town centre, the property is perfectly placed for commuters and those wanting easy access to local shops, cafés and amenities.

The flat offers comfortable and well-balanced accommodation throughout. There is a good-sized living/dining room with plenty of space to relax or entertain, featuring a unique internal window that looks through to the kitchen and helps create a light, open feel. The kitchen has been recently refurbished and is finished in a clean, modern style with white units and integrated appliances.

The spacious double bedroom benefits from built-in storage, while the family bathroom is fitted with a white suite and includes a shower over the bath.

Outside, the property also comes with the added bonus of an allocated parking space within the communal parking area.

This is a great opportunity to purchase a smart, conveniently located home in a popular part of Petersfield.

Property Lease - 87 Years Left  
Ground Rent - £100.00 Per Annum  
Service Charge - £75.00 Per Month  
EPC - E  
Tax Band - B



## 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

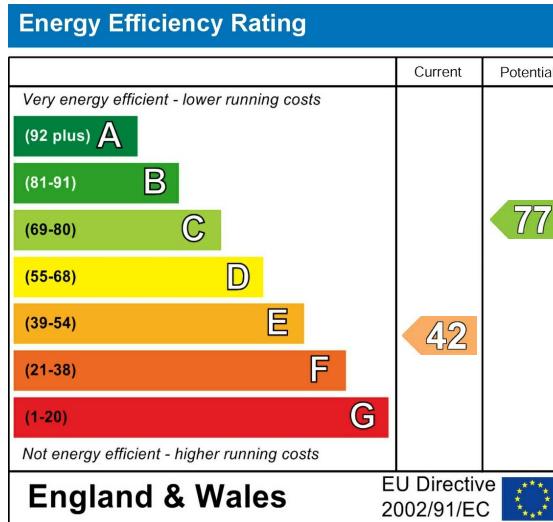
East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX  
01730 266551

## Additional Information

All main services

## Tenure

Leasehold



## Ground Floor

Approx. 36.3 sq. metres (391.2 sq. feet)



Total area: approx. 36.3 sq. metres (391.2 sq. feet)

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## Williams of Petersfield

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

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

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