

Jacobs & Hunt

20 HANBURY SQUARE, PETERSFIELD, HAMPSHIRE, GU31 4QT
ASKING PRICE OF £300,000





Located on the popular Ramshill development is this two-bedroom ground floor apartment that is offered for sale with no onward chain. Presented to a high standard internally, the apartment also boasts an allocated parking space.

The communal entrance has a security intercom entry system into the hallway, which has a second entry door leading out to the parking area. A private front door leads into a 21ft spacious lounge-dining room with four double glazed windows affording an abundance of natural light. Adjacent, is the well-proportioned kitchen-breakfast room that has a modern range of fitted cupboards, built in oven and new hob plus a concealed gas boiler. The main bedroom enjoys an en-suite shower room and built-in wardrobes, and the second bedroom is serviced by a family bathroom.

Petersfield offers a comprehensive range of day-to-day shops, with a mix of private independent and national brands, that include Crew Clothing, Waterstones, and Robert Dyas. Supermarkets include Waitrose, M&S Food, Lidl, and Tesco and twice a week the town still enjoys a traditional market held in the Town Square, plus once a month on a Sunday there is an additional Farmers Market. Petersfield mainline railway station is on the Portsmouth Harbour to London Waterloo line and the nearby A3 gives access to Guildford, the M25, London and the South Coast. The area is well catered for leisure and sport facilities, bars, coffee shops and restaurants and being in the South Downs National Park has access to numerous footpaths and bridleways suitable for walking, cycling, and riding. There are excellent schools in the vicinity including The Petersfield School, Churchers College close-by and Herne Junior school.

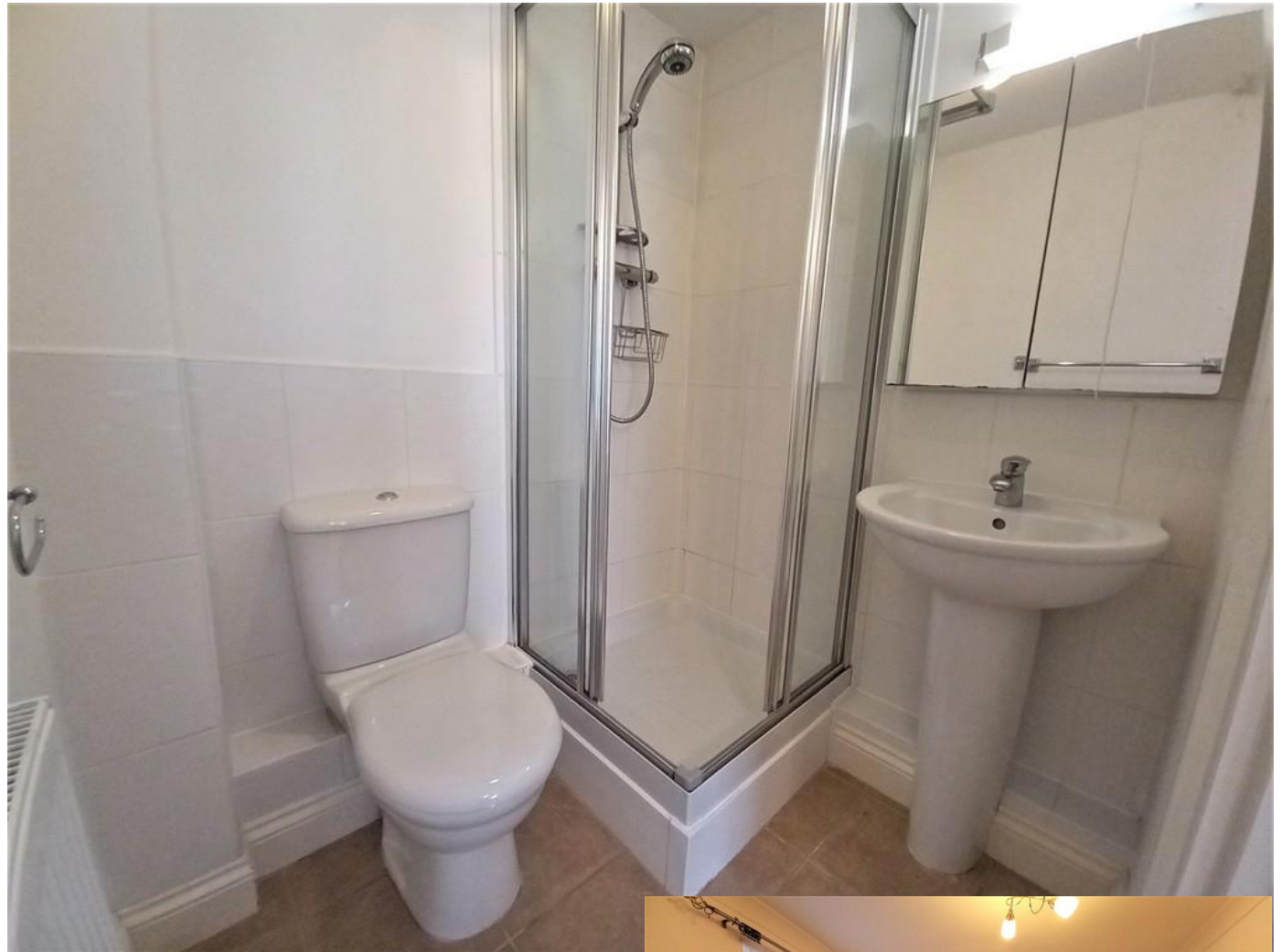
Leasehold – 125 years from 2007 (110 years remaining)

Ground Rent: £200pa - Service Charge £1118.36pa

Council Tax Band – C - £1721.81 per annum

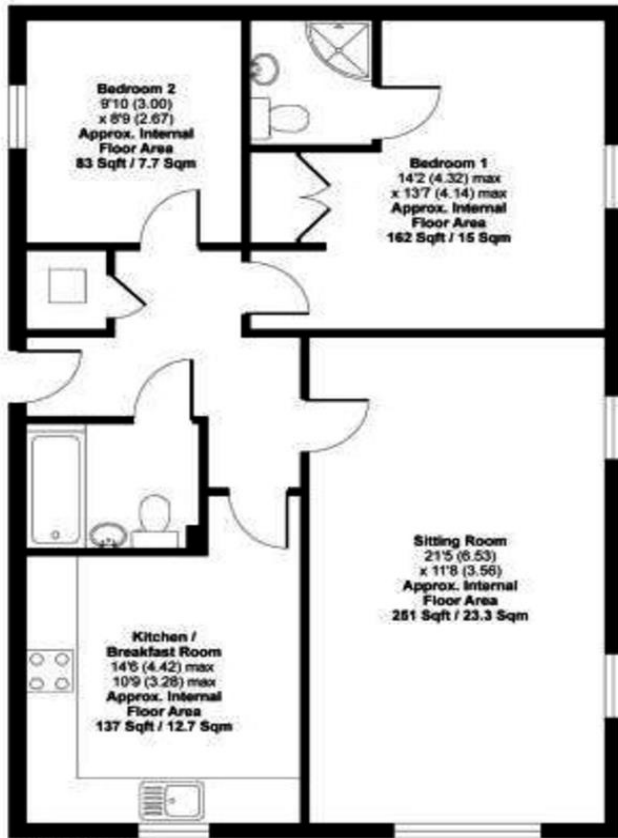
Viewing strictly by appointment with the Selling Agents,
Jacobs & Hunt, Petersfield. Tel: 01730 262744.

**WE ARE AVAILABLE 7 DAYS A WEEK FOR YOUR VIEWING
CONVENIENCE!**



Hanbury Square, Rams Hill, Petersfield, Hampshire, GU31

APPROX. GROSS INTERNAL FLOOR AREA 811 SQFT / 75.3 SQM



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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