





Well located near the centre of Petersfield, this one-bedroom apartment is within walking distance of the railway station and shops.

The property benefits from a good-sized living / dining room with a semi open-plan kitchen providing ample work and storage space for domestic appliances. The bedroom benefits from a front aspect window affording natural lighting. There is also a fitted bathroom with three-piece white suite.

Externally, there is a permit parking space which is conveniently positioned at the rear of the block. The apartment block is accessed via the communal entrance with its intercom entry system this then leads to a hallway with stairs giving access to the flats.

The property does require a slight upgrade to the bathroom suite and some redecoration in the bedroom, as the flat has been a long-term rental. It is an ideal investment property or first-time purchase.

Petersfield itself offers a comprehensive range of amenities with plenty of bars and restaurants as well as supermarkets all located close by along with a Tesco's express just a short walk up the road.

One bedroom, second floor apartment adjacent to Petersfield mainline railway station and easy access to town centre.

The property has an entrance hallway, kitchen which is semi-open plan to the sitting room and sliding doors to the





bedroom. Three-piece bathroom.

Electric heating.

Private, allocated parking space. No onward chain.,

Mains water, electricity and drainage.

Council Tax Band A - £1288 per annum

156-year lease remaining.

Ground Rent - £100 per annum

Service Charge - £1200 per annum.

Viewing through Jacobs & Hunt, Petersfield.

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## Charles Street, Petersfield

Approximate Gross Internal Area = 30.1 sq m / 324 sq ft

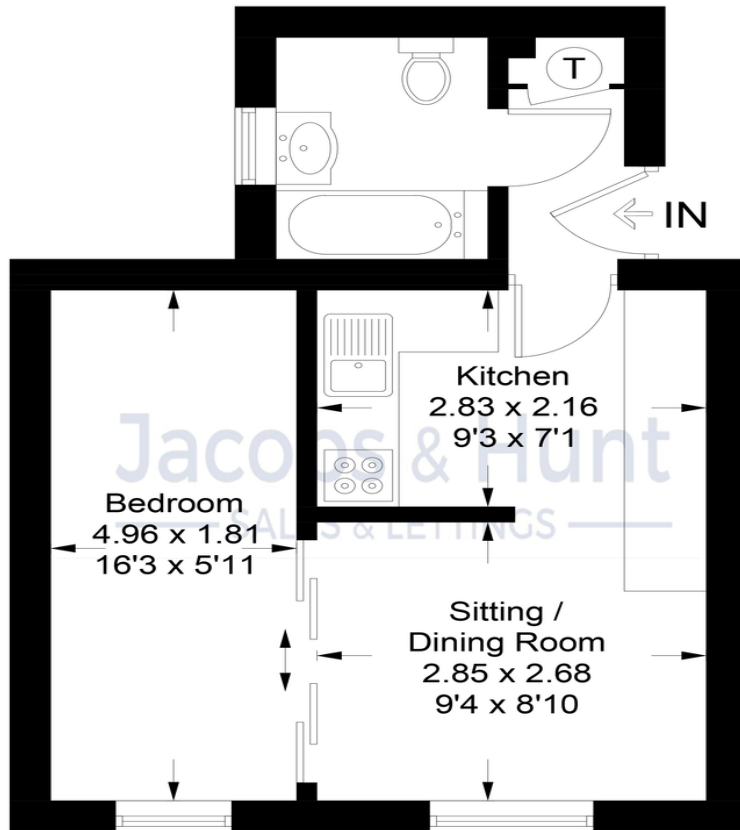


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID849861)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	56   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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