





This is a large, bright and spacious one bedroom, top floor apartment that is serviced by a lift. It is for Tenant's aged 60 or over. Small car park which operates on a first come, first served basis. The property is very conveniently located for the town centre and positioned well for the train station, taxi and bus services.

There is also access to a range of communal facilities including laundry room, refuse room, residents lounge and kitchen.

The apartment, being located on the second (top floor) benefits from fitted kitchen, light and bright sitting room, bathroom with shower over the bath and a double bedroom with fitted wardrobes. In the hallway there is a generous storage cupboard. Views across the rooftops.

The property was painted throughout last year and a new shower and floor fitted in the bathroom too.

Electric heating. Available immediately.

Lease - 125 years from 1987.

Management/Service Charge - £2,324.24 per annum

Ground Rent - £468 per annum from August 2022

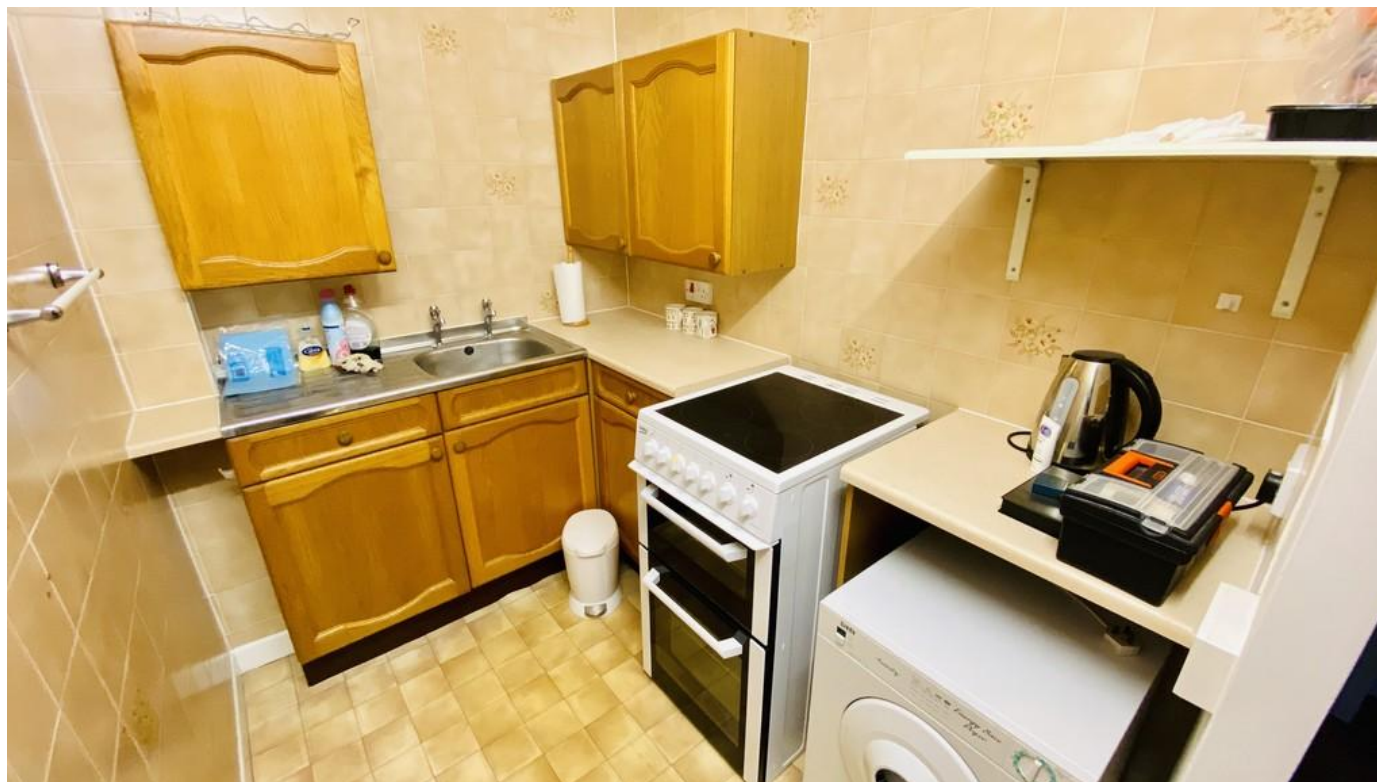
Council Tax Band B - £1502 per annum.

Sorry no pets.

Viewing through the Vendor's sole agents, Jacobs & Hunt Estate Agents, Petersfield.



WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING
CONVENIENCE!





Total area: approx. 45.3 sq. metres (487.3 sq. feet)



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

26 Lavant Street, Petersfield,
Hampshire, GU32 3EF

www.jacobshunt.co.uk
01730 262744
properties@jacobshunt.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

