





This bright and spacious two bedroom ground floor apartment is within easy level walking distance of Petersfield town centre and mainline railway station. The apartment is situated in a small residential development set in well-kept and maintained communal gardens which are well hedged and private. The location is quiet and very well thought of.

The apartment comes with a private, allocated parking space and there is ample additional visitors parking.

Accommodation comprises;

Communal entrance hallway with security telephone system with private entrance to the apartment. Of benefit is an adjacent security door to the apartment that leads directly to one of the communal lawns.

Excellent size hallway, with two storage cupboards, leading to all rooms.

Spacious double aspect sitting room with views across the communal gardens.

Large and well-appointed kitchen/dining/family room with a lovely cream fitted kitchen with gas hob, extractor hood, electric oven, integrated fridge/freezer, integrated dishwasher and space for washing machine. Overlooks the side communal garden.

Master bedroom is a great size and offers lots of storage. Bedroom two is across the hallway and overlooks the communal garden.



Very large shower room with double size shower cubicle,
WC and wash vanity unit. Heated towel rail.
Private allocated parking space and ample visitors parking.

Residents of Herne Farm have exclusive access to Herne
Farm Leisure Centre, which has an indoor swimming pool,
squash court and a hall for hire at a cost of £120per annum.

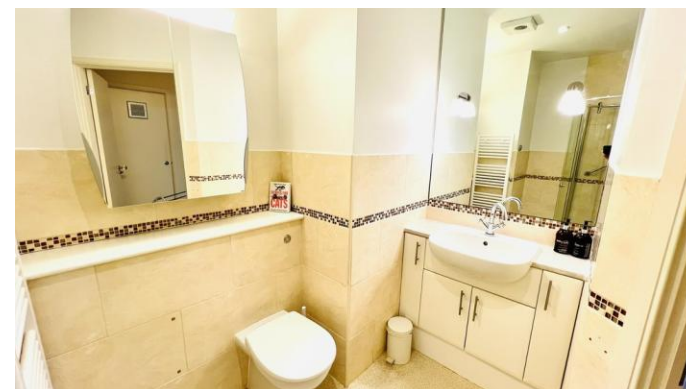
Leasehold - 105 years remaining

Service Charge - Awaiting confirmation from the Seller

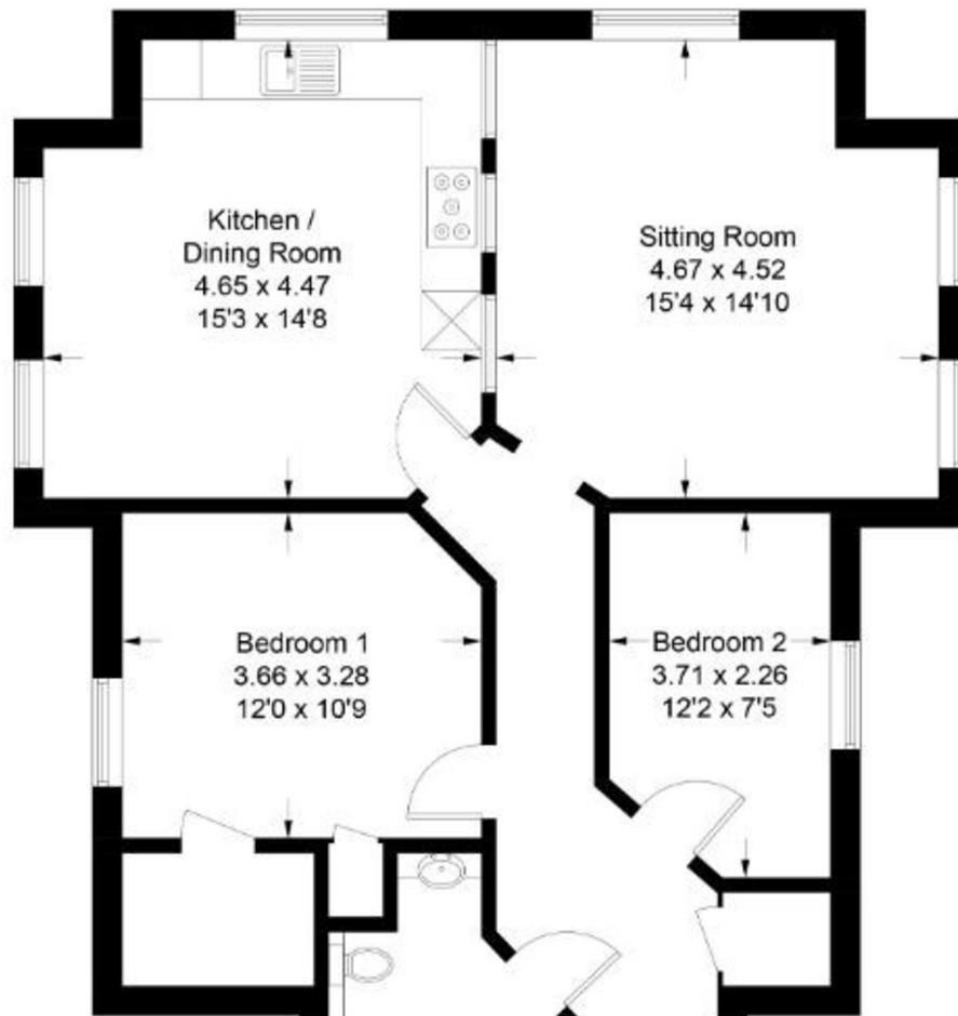
Council Tax Band D- £2124 per annum

Viewing through Jacobs & Hunt, Petersfield.

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CONVEINCE!**



Approximate Gross Internal Area = 81.0 sq m / 872 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 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

