

**Jacobs & Hunt**

4 CREMORNE PLACE, KING GEORGE AVENUE, PETERSFIELD, GU32 3EP  
ASKING PRICE OF £350,000







An excellent ground floor apartment with its own private patio located within Cremorne Place which is a secluded over 60's residential development in the heart of Petersfield.

The building has a secure code assisted entrance system, the apartment is to the rear of the building and has a private patio that faces King George Avenue. The layout includes, two bedrooms with the bedroom one benefiting from a en-suite shower room and built in double wardrobes. Bedroom two is a versatile space and could be used as a dining room/craft room or study. The lounge is a spacious and bright space with patio doors leading to a private outside area surrounded by communal grounds. The kitchen is a galley style room and has built in appliances. There is also a further large shower room and built in hallway storage.



The development has a very active social scene with a generous size residents lounge, conservatory and guest facilities. There are well maintained communal gardens and parking is available upon request (at an annual charge). There is a lift and a visiting support manager and each apartment has an emergency alarm system.

The property is situated in a highly sought after retirement complex convenient to the town centre and railway station. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The tunnel at Hindhead provides congestion free travel north along the A3 to Guildford and London.

The town has many active clubs and societies with golf available at

Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast.

Mains water, drainage, and electricity.

Council Tax Band C £1,803

Viewing through Jacobs & Hunt, Petersfield.





Floorplan for 2 bedroom flat for sale

**First Floor**  
Approx. 63.4 sq. metres (682.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 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

