

Jacobs & Hunt

FLAT 6, CORNWOOD HOUSE, 3 WESTON ROAD, PETERSFIELD, HAMPSHIRE, GU31 4JF
OFFERS IN EXCESS OF £250,000





Charming one bedroom top floor conversion apartment in this wonderful, character house situated in Weston Road, adjacent to Heath Pond, the Avenue park and just a few minutes walk into the town centre.

Weston Road is a wonderful, quiet and tranquil avenue and is extremely popular with buyers.

The property offers very large communal gardens which are well enclosed and comes with a gardener. There is a driveway to the side of the main house that leads to the parking area and no.6 has a private, covered parking bay.

The property accommodation comprises of;

Communal front door to communal entrance hallway, stairs to first floor landing. Here is the front door to the apartment, with an internal lower hallway and storage cupboard. Stairs leading to top floor with half glazed door to hallway, two large storage cupboards and laminated flooring. Access to loft space.

Sitting Room with vaulted ceiling, wall mounted digital Dimplex wall heater, large picture window.

Large bedroom with vaulted ceiling and pine flooring, airing cupboard with pressurised hot water tank, further storage cupboards, Dimplex wall mounted electric heater.

Kitchen/breakfast room with a range of kitchen units, electric hob and oven, space for tall fridge/freezer, plumbing and space for washing machine, space for table and chairs, laminate flooring.



Bathroom with bath and shower handset, basin and WC, window.

Externally, the communal grounds are well enclosed and with lots of space to set out your own seats and table and bbq. Gardener is included in the annual management costs.

Covered private parking area with private allocated space. Ample visitor parking

Council Tax Band B - £1652 pa.

Double glazed windows, Electric heating, mains water and drainage.

Share of Freehold and 900 plus year lease.

No Ground Rent payable, Monthly Management and Building Insurance charge of just £56 pcm.

No onward chain!

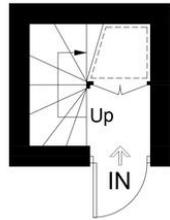
Viewings through Jacobs & Hunt, Petersfield.

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



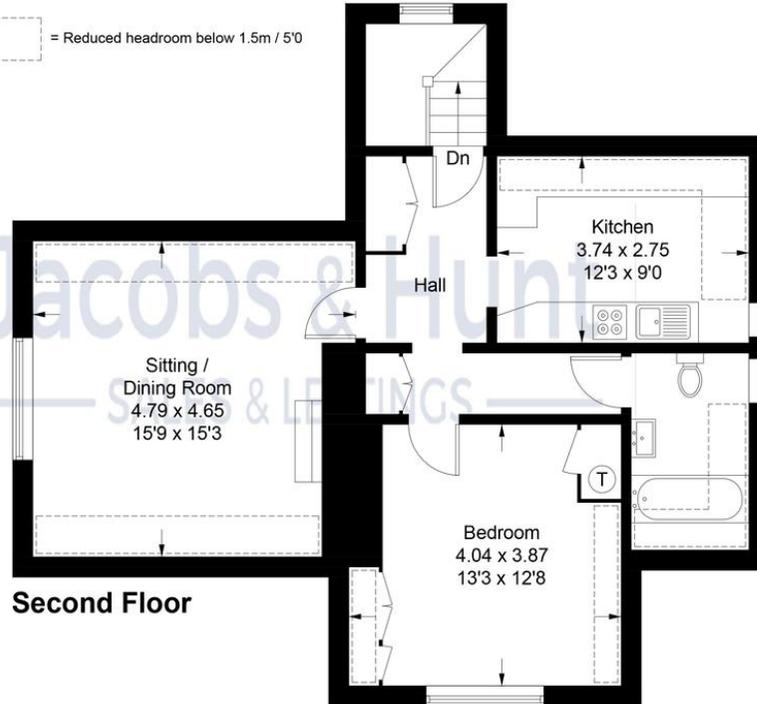
Weston Road

Approximate Gross Internal Area = 71.0 sq m / 764 sq ft



First Floor

= Reduced headroom below 1.5m / 5'0"



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1169882)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 67 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 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

