





A stylish and contemporary apartment located in the heart of Petersfield town centre offering covered parking. Beautifully appointed throughout with a real emphasis on quality, this property need to be seen to be appreciated. The spacious living room features a large TV wall unit with shelving and storage and enjoys outside space by way of a balcony. The kitchen features 'Zola' soft matt kitchen units with Quartz work tops and NEFF washer/dryer, dishwasher, fridge and freezer plus oven and hob appliances. Two generous bedrooms, the second having fitted wardrobes with sensor lights, are complemented by a stunning ensuite shower room and a separate family bathroom. The wet areas are finished with Porcelanosa sanitary ware and tiling to the walls and flooring together with illuminated mirrors and heated towel rails. Limed Oak Karndean flooring is fitted throughout the hallways and living areas, with fitted carpets in the bedrooms. Lift access to all floors make these an incredibly attractive proposition, so contact Jacobs and Hunt Petersfield for more information or to arrange your appointment to view.

#### Internal finishes:

Premdor sound secure front door

Premdor internal doors with chrome ironmongery

White primed skirting boards

Carpets to communal areas and bedrooms

#### Kitchens:

Fully fitted 'Zola' soft matt kitchen units with Quartz worktops and with under cupboard lighting

NEFF built in oven, extractor hood and touch control hob

NEFF integrated appliances, including washer dryer, fridge freezer and dishwasher

Limed Oak flooring - Karndean: KP138 Grey Limed Oak



Chrome handles and taps

**Bathrooms:**

White Porcelanosa bathroom suite with push button cistern and soft close lid

Wall hung white Porcelanosa wash basin

Porcelanosa smart bath with glass screen and shower head over bath

Chrome finishes

Fully tiled

Glass shower enclosure with Porcelanosa shower tray to en-suites

Smart Shower Column to en-suites

Chrome radiator ladder

Illuminated bathrooms mirror with shaver socket

**Electrical:**

Nexus white plug sockets

Pendant style light fittings to Hallways and bedrooms

Downlights to living room and kitchen/dining areas

Intercom handset

Wiring to each parking space for Electric Vehicle charging point

Four electric double blinds - blackout & privacy made by Somfy - powered blinds (Lounge window, Lounge door, Master Bedroom window, Second Bedroom window) - Operated with remote controls

This property is protected by a ten-year New Home Warranty from Premier Guarantee that commenced in 2023.

Lease: 150 years from 2023



Service charge: £2724.00

Council tax : East Hants district council 2025/26 - Band C.  
£2074.11

Services: All main services are connected

Contact Jacobs and Hunt to arrange your viewing appointment. Available 7 days a week for your convenience.



X



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		

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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



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