Merritts Meadow, Petersfield, Hampshire, GU31

2 3 2

Guide Price: £650,000 *Leasehold with Share of Freehold*

Close to the centre of town, a retirement house with the use of a private, south-westerly courtyard garden, balcony and garage.

KEY FEATURES

- Modern mid-terrace property for over 55s
- Contemporary accommodation over two floors
- Two double bedrooms, both with en suite facilities
- South-westerly courtyard garden and balcony with views
- Single garage in a block
- Close proximity to Petersfield Town Centre and Train Station
- No onward chain

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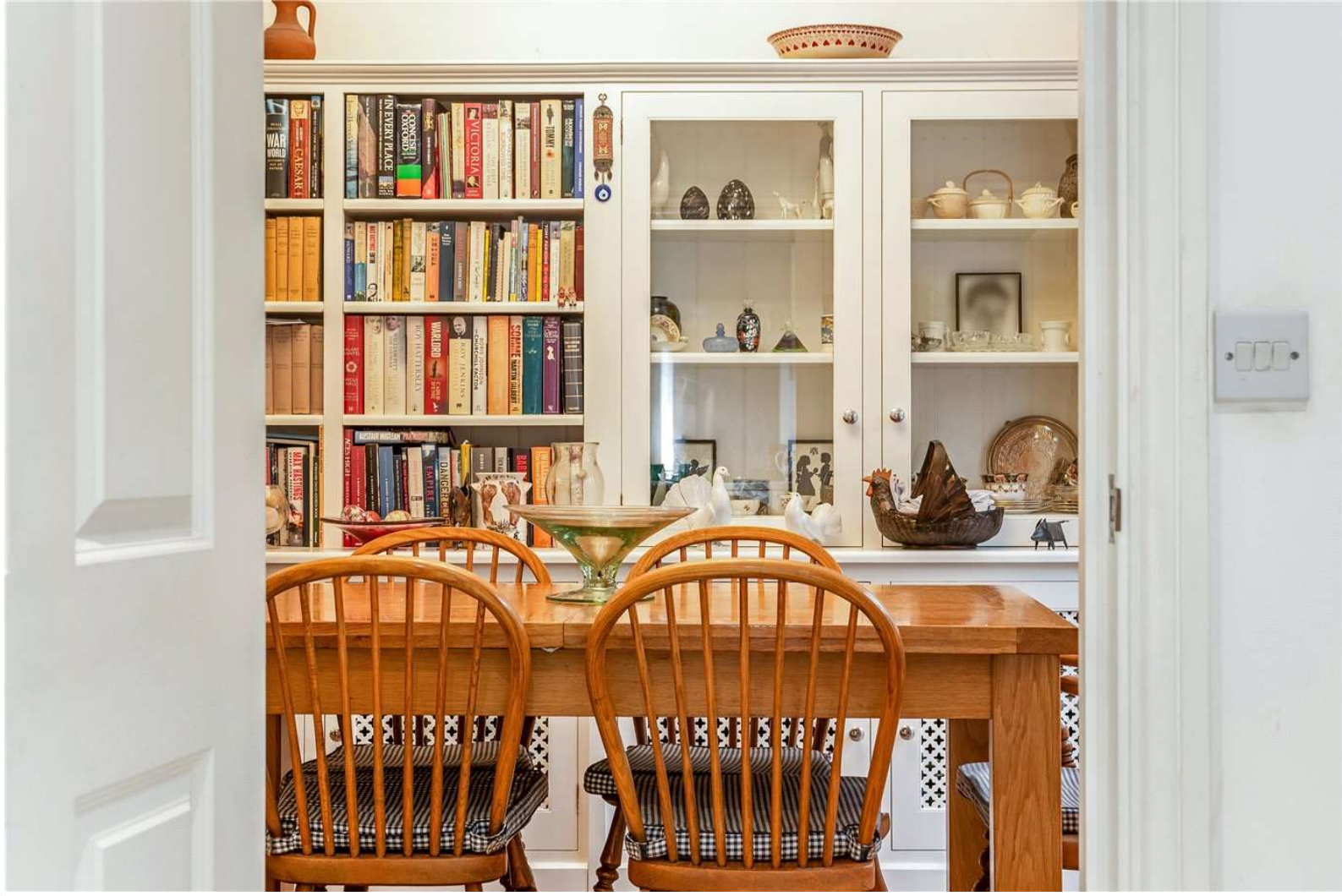

DESCRIPTION

Built for those aged 55 and over, a delightful mid-terrace property with accommodation arranged over two floors under a tiled roof. Completed in 2013, the property offers very practical, modern accommodation in the heart of the town. On entering the property is a spacious hall with a door to the sitting room and cloakroom with a built-in utility cupboard with space and plumbing for a washing machine and tumble dryer. From the sitting room, doors lead to a sunroom at the front and dining room to the rear, off which is a kitchen. From the hall, stairs rise to the first floor landing and the two bedrooms, both of which have ensuite shower rooms. The main bedroom has double doors out onto a tremendous south-west facing balcony. Outside, to the front of the property is a private landscaped terrace which is for the sole use of the property and there is a small terrace to the rear. There is a single garage in a block.

ACCOMMODATION

Two double bedrooms with en suite shower rooms, sitting room, sunroom, dining room, kitchen, downstairs cloakroom with WC, south-west facing balcony and courtyard garden.

LOCATION

In the heart of the South Downs National Park, Petersfield is a historic market town with a variety of amenities in a bustling town centre which is just a short, level walk away. 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 a little over an hour) and Portsmouth to the south. The town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast.

DIRECTIONS

From our office at 26 High Street, turn left and proceed to the end of road, passing the War Memorial on your right. On reaching College Street, turn left passing The Red Lion Public House on your right. Continue for a few hundred metres and on reaching a "T" Junction at the end of the road, turn right and the entrance to Merritts Meadow is almost immediately on the left. Proceed up the drive where some visitors parking can be found on the left hand side.

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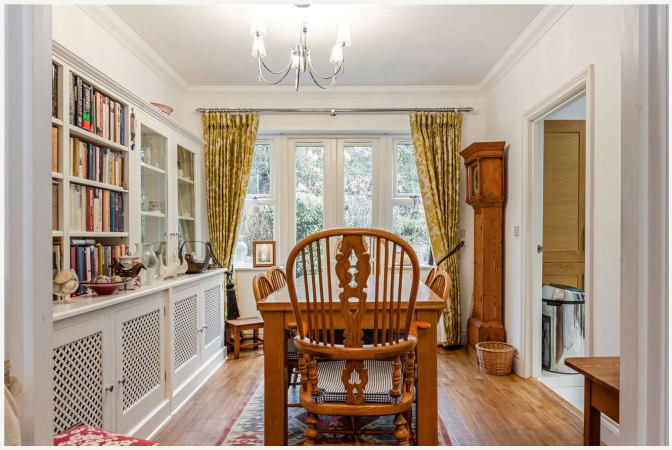
MATERIAL INFORMATION

Method of sale: Private treaty
Tenure: Leasehold with a share of Freehold.
Term: 999 years from 1st July 2012.
Construction: Brick and tile-hung elevations under a tiled roof.
Services: Mains gas, electricity, water and drainage
Council Tax: East Hampshire District Council. Band "D".
EPC Rating: "C" (78).
Service Charge: £4,723.28 per annum.
Ground Rent: £350 per annum.
Rights & Easements: None known.
Flooding: To the best of our knowledge, the property has never flooded.
Mobile Signal: (Ofcom).
Broadband Availability: Superfast (Ofcom)
Parking: The property is being sold with a single garage in a block.
Viewings: Strictly by appointment with Winkworth Petersfield.
What3Words: hungry.herb.meatballs



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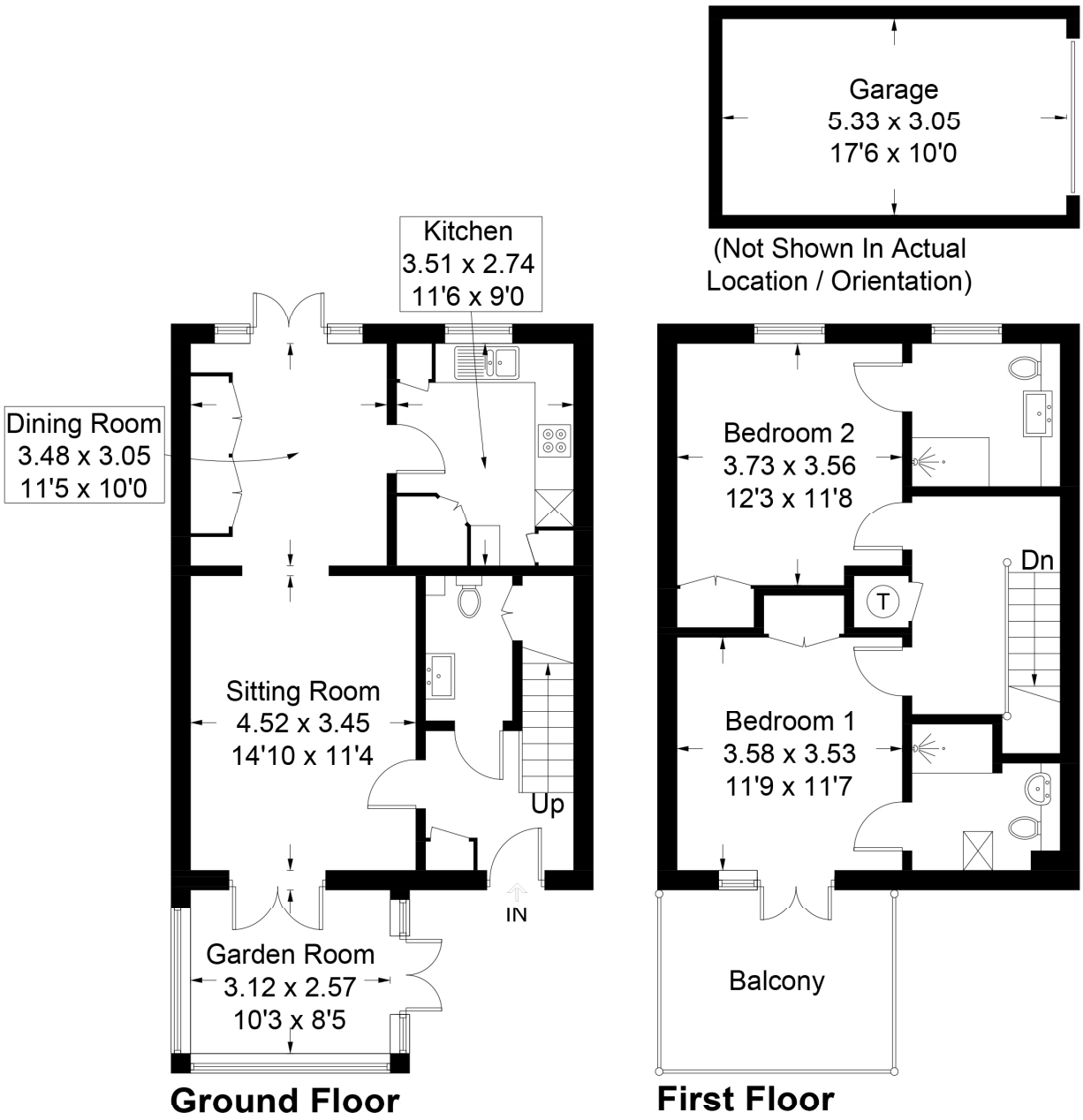
Approximate Gross Internal Area = 106.5 sq m / 1146 sq ft
Garage = 16.3 sq m / 175 sq ft
Total = 122.8 sq m / 1321 sq ft



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