



St Peters Court, Hylton Road, Petersfield, Hampshire, GU32



Guide Price: £150,000 *Leasehold*

A first-floor apartment in a popular retirement complex in the heart of the town centre, overlooking St Peter's Church.

KEY FEATURES

- First-floor apartment
- Communal gardens
- Situated in a popular retirement complex
- In the heart of Petersfield Town
- No onward chain



Petersfield

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DESCRIPTION

The property is a first-floor retirement flat in this popular, purpose-built apartment block for the over 60's. Accessed through a communal stairway with a stair-lift that is shared by just one other property, the apartment is well-presented and is being sold with no onward chain. The layout can be seen in the floorplan but of particular note is sitting room with an adjoining modern kitchen and the bedroom is west facing and has a delightful aspect overlooking the communal garden and church beyond.

ACCOMMODATION

Bedroom, bathroom, sitting room, kitchen, hall and communal gardens.

LOCATION

The property is situated in a purpose-built retirement block on Hylton Road in the very heart of the town centre. Petersfield offers a variety of amenities in a bustling town centre. Shops include Tesco, Waitrose, M&S Food, and there are numerous boutiques, cafes, doctor and dental surgeries. 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, sailing along the South Coast and both the local library and bowls club are within 150 metres of the property.

DIRECTIONS

On foot from our office, proceed up the High Street and on reaching The Square, turn left and pass Cafe Nero, (also on your left) into St Peter's Road. As the road bends to the left, cross over and proceed through the gate into the gardens of St Peters Court. The entrance to the property is through the third door on the left.

MATERIAL INFORMATION

Method of sale: Private treaty

Tenure: Leasehold

Lease: 99 Years from 29th September 1985 **Construction:** Brick and tile

Services: Mains electricity, water and drainage

Council Tax: East Hampshire District Council. **Band:** "A" **EPC Rating:** "C" (80)

Service Charge: £3,725.08 per annum (2025)

Ground Rent: £500.00 per annum (2025)

Mobile Signal: Likely (Ofcom)

Broadband Availability: Ultrafast (Ofcom)

Parking: This property has no parking

Viewings: Strictly through Winkworth Petersfield

WHAT3WORDS: ///chilling.typed.qualify

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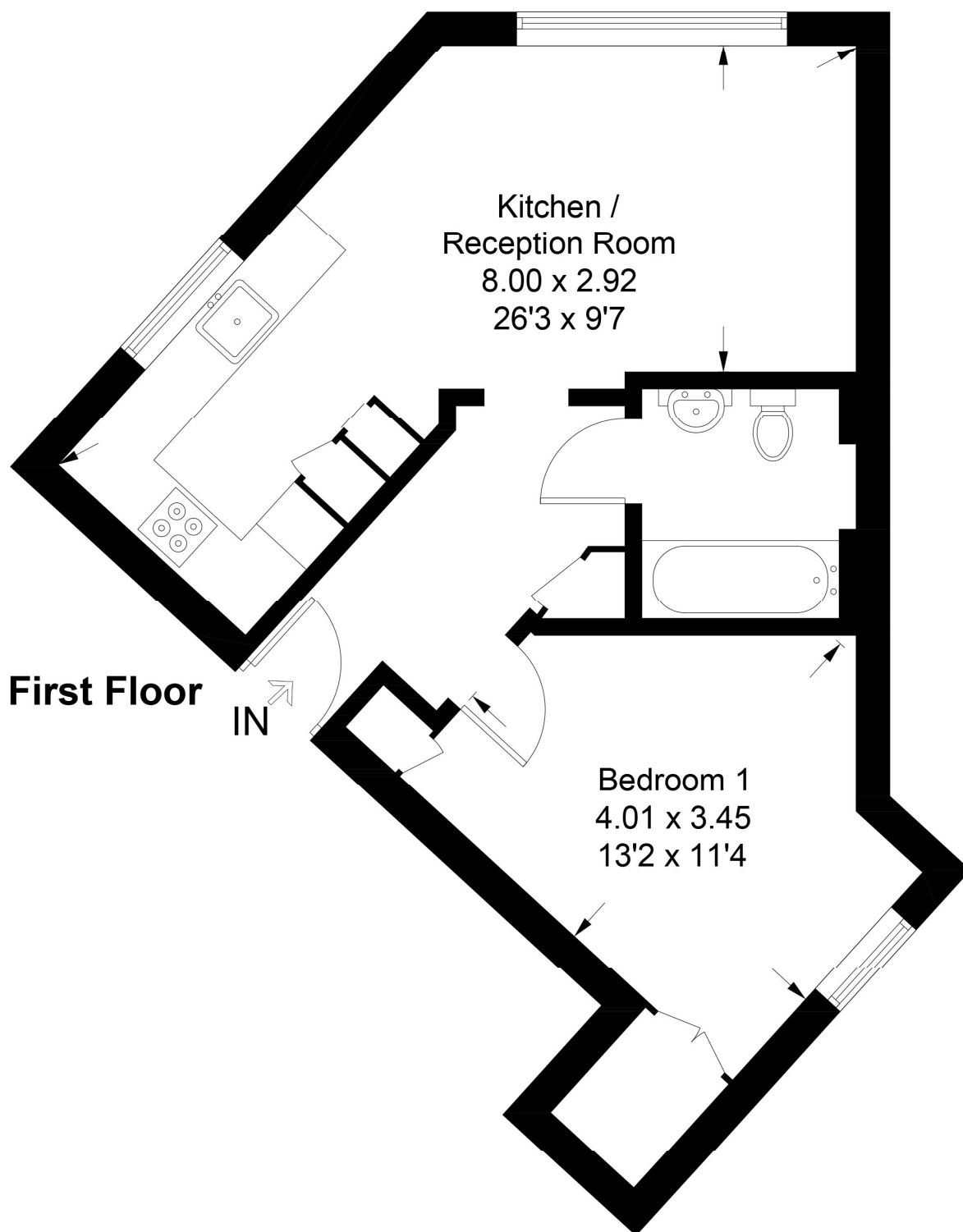
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Approximate Gross Internal Area = 43.5 sq m / 468 sq ft



PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2017.

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