



## St. Peter's Court, Hylton Road, Petersfield, Hampshire, GU32

Guide Price: £260,000 Leasehold

In the heart of the town centre, a ground floor apartment in a popular purpose-built retirement complex.

2 bedrooms, shower room, reception room, kitchen, communal gardens.

EPC Rating: "C" (69).

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## DESCRIPTION

The property is a ground floor retirement flat in this popular, purpose-built apartment block for the over 60's. Accessed through a communal hall 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 the main bedroom and sitting room which have a delightful west facing aspect over the communal garden and St. Peter's Church beyond.





## 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.

## LEASE

99 Years from 29th September 1985.

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield.

## SERVICE CHARGE

£4,474.64 per annum (23/24)

## GROUND RENT

£150.00 per annum.

## 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 down an alleyway between St Peter's Court and The Petersfield Museum. The entrance to the property is after a short distance on your right.

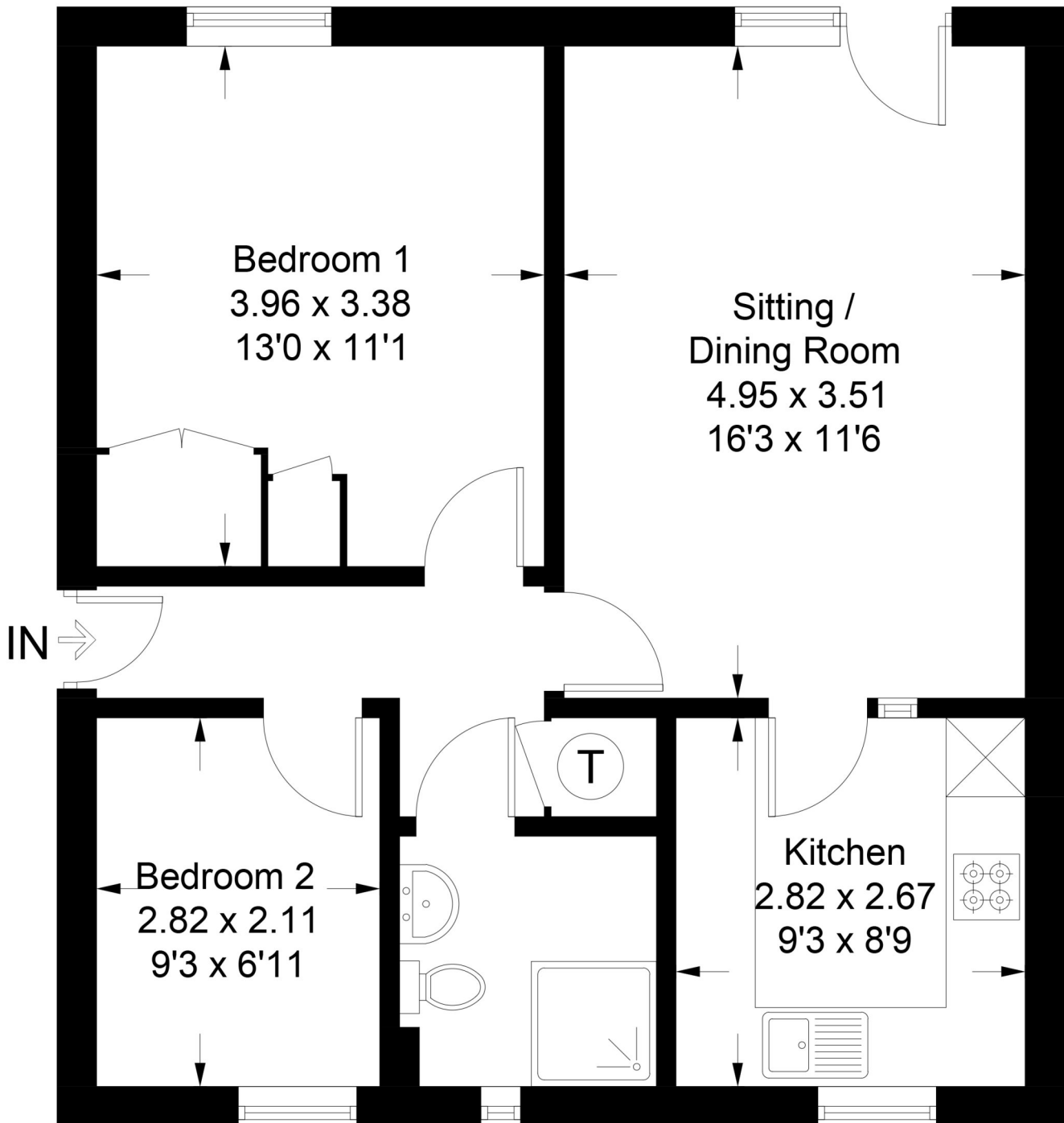
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# St. Peters Court, Hylton Road



Approximate Gross Internal Area = 55.9 sq m / 602 sq ft



## Ground Floor

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 2023.

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