



Luker Drive, Petersfield, Hampshire, GU31

Offers Over: £280,000 *Leasehold*



A top floor apartment in a popular development off Ramshill with an allocated parking space.

#### KEY FEATURES

- Two-bedroom top floor apartment
- Beautifully presented throughout
- 21ft living/dining room
- Fitted kitchen/breakfast room
- Main bedroom with en suite shower
- Allocated parking space
- Close proximity to Petersfield Town and Station



Petersfield

01730 267274 | [petersfield@winkworth.co.uk](mailto:petersfield@winkworth.co.uk)

**Winkworth**

for every step...





#### DESCRIPTION

The property is a top floor two-bedroom apartment in a purpose-built block completed by Taylor Woodrow in approximately 2005. It is located within a popular area of Petersfield known as the Ramshill development, which is within walking distance to Petersfield Town centre and train station. The entrance to the block is secure and the well-maintained communal stairways lead to the property on the top floor. Upon entering the apartment, you will notice a spacious hallway with a built-in cupboard and access to the loft space, which is boarded making it ideal for additional storage. The layout of the property can be seen in the floorplan, but of particular note is the large 21 ft reception room with ample dining space and dual aspect windows which fill the property with light. The modern kitchen/breakfast room has been updated by the current owner who has fitted new worktops, replaced the oven and hob as well as installing Kardean flooring and made to measure blinds in the main living areas. The apartment boasts two double bedrooms, both of which have built-in wardrobes, and the principal bedroom has its own en-suite shower room. There is also a good-sized family bathroom which completes internal accommodation. Externally, the property has an allocated parking space.

#### ACCOMMODATION

Entrance hall, kitchen/breakfast room, living room/dining room, main bedroom with en suite shower, guest bedroom, family bathroom and an allocated parking space.

#### LOCATION

The property is situated in a popular development at the top of Ramshill, to the north east of the town centre. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station provides a service to London Waterloo to the north (in approximately 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. There are many excellent schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Bohunt School.

#### DIRECTIONS

Turn left out of our office at 26 High Street and proceed to the end of the road, turning left into College Street. Turn right at the end of the road and then almost immediately left up Rams Hill. After passing the entrance to Churcher's College on your right, turn almost immediately left into Barentin Way. At the 'T' junction, turn left into Nelson Drive and follow the road around to the right. On reaching Luker Drive, turn right and the entrance to the property is on your right hand side.

## MATERIAL INFORMATION

**Method of Sale:** Private treaty

**Tenure:** Leasehold

**Lease:** 125 years from January 2005

**Construction:** Brick and tile

**Services:** Mains gas, electricity water and drainage

**Council Tax:** East Hampshire District Council. Band: "C"

**EPC Rating:** "C" (78)

**Service Charge:** £1,260.00 per annum (2025)

**Ground Rent:** £175 per annum (2025)

**Rights & Easements:** None known

**Flooding:** To property has never flooded

**Mobile Signal:** Likely (Ofcom)

**Broadband Availability:** Superfast (Ofcom)

**Parking:** Allocated parking space

**Viewings:** Strictly by appointment with Winkworth Petersfield

**WHAT3WORDS:** ///window.nutty.smelter

**Ref:** HW/240050/1



### Important Notice

Winkworth for themselves and the Vendors or lessors of this property whose agents they are, give notice that: i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact. ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents. iii) The information in these particulars is given without responsibility on the part of Winkworth or their clients. Neither Winkworth nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed. v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have Winkworth tested them. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



**Petersfield**

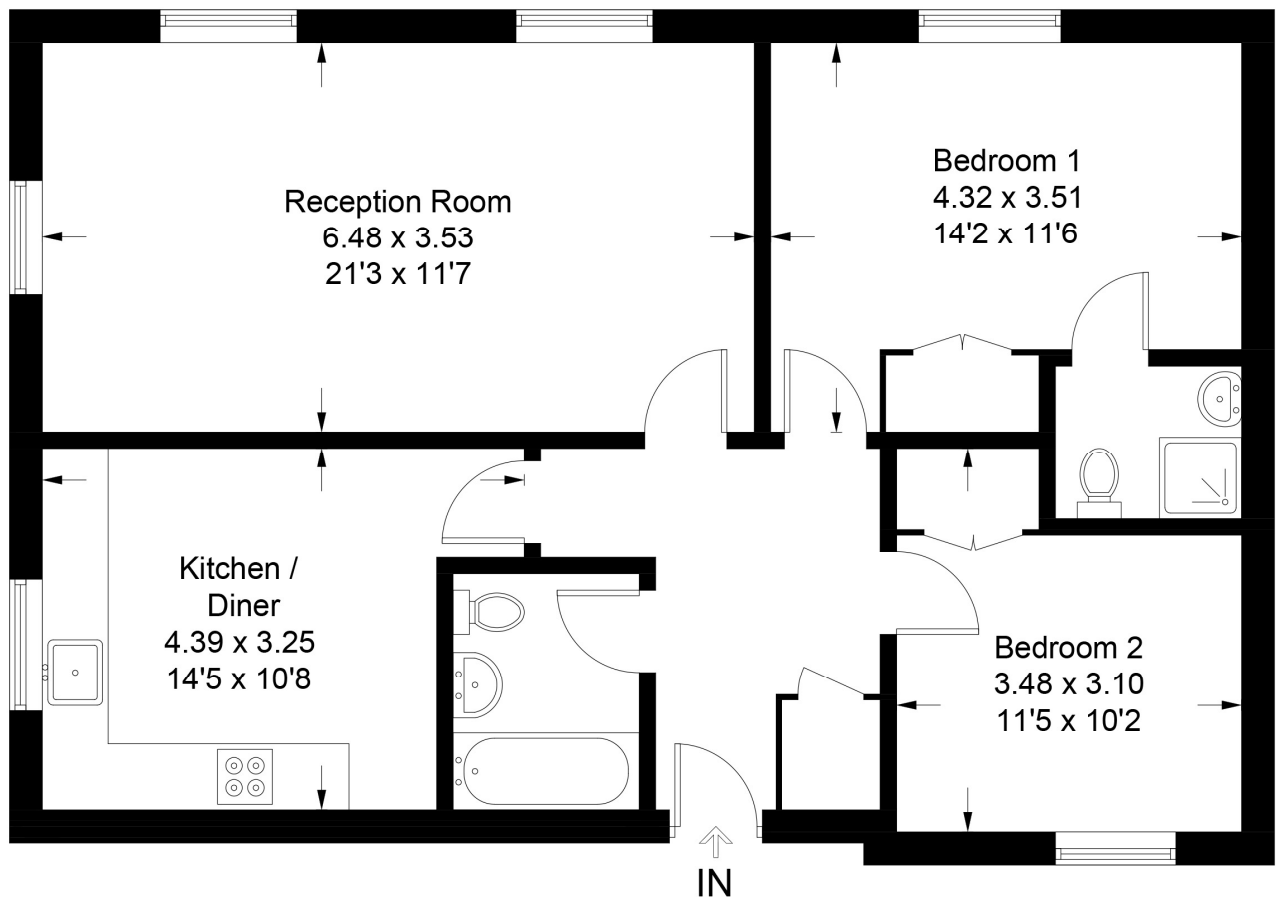
01730 267274 | [petersfield@winkworth.co.uk](mailto:petersfield@winkworth.co.uk)

**Winkworth**

for every step...

# Luker Drive, GU31

Approximate Gross Internal Area = 77.4 sq m / 833 sq ft



## Second 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 2025.

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Petersfield

01730 267274 | [petersfield@winkworth.co.uk](mailto:petersfield@winkworth.co.uk)

**Winkworth**

for every step...