





Charming one bedroom, top floor apartment in this character house, located in the heart of Petersfield and within easy reach of the mainline railway station, shops, bars, restaurants and local amenities.

The apartment is arranged across the whole of the top floor of the house and features three large eaves storage areas that could very easily be opened up to provide more living accommodation and offers full gas fired central heating and double glazed windows.

The internal communal areas have recently been completely re-decorated and re-carpeted throughout and provides for a very pleasant reception area.

Vacant possession – no onward chain.

Parking permits are available from East Hampshire District Council with North Road being adjacent to the apartment offering good parking opportunities.

The accommodation provides;



Entrance hallway with private access to the loft space. Door to kitchen/living room with a range of floor and wall mounted kitchen units with work surface over, inset sink with tap, gas hob, electric oven, integrated fridge with freezer compartment, washing machine, large broom cupboard which houses wall mounted gas boiler for hot water and central heating. Wall shelving and professionally installed floor sound insulation matting. There are two large eaves storage areas that belong to the property that could be easily opened to provide a much larger living space and the addition of twin Velux rooflights.

The bedroom has a double-glazed window to the side and large access to eaves storage which could easily be opened to provide a larger bedroom area. Door to en-suite shower room with a shower cubicle with pumped shower, hand wash basin and WC.

Ideal as a Buy to Let Investment property producing £675 per calendar month or as a charming character apartment in the heart of Petersfield.

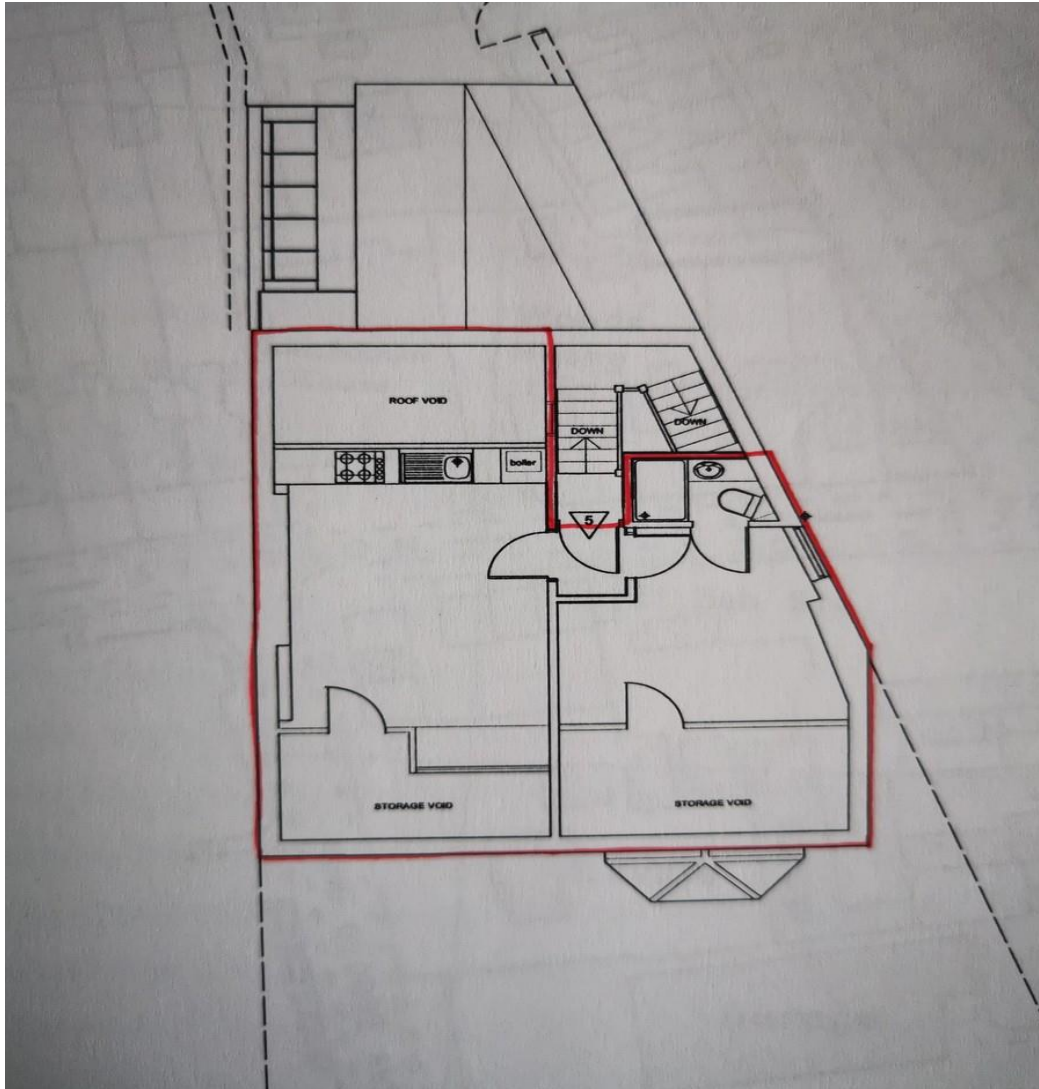
Council Tax Band – B - £1388 per annum

Share of freehold and 99-year lease. Maintenance as and when necessary.

Please contact Jacobs & Hunt, Petersfield for further information.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 74 c | 74 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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 are 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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