

Jacobs & Hunt

41 DRUM MEAD, PETERSFIELD, HAMPSHIRE, GU32 3AQ
ASKING PRICE OF £225,000





A two-bedroom, first floor flat in a convenient location, ideal for commuters and buyers wanting easy access to Petersfield shops and amenities. Offered with no onward chain, we highly recommend internal inspections to appreciate the size and presentation of the accommodation.

Located in a block within the road that has the added benefit of a large communal garden affording an outdoor space for the residents to enjoy. The communal entrance has a security intercom entry system and staircase to the first floor. The private front door opens into an integral hallway dividing the bedrooms from the reception room which is approx.18ft long and enjoys the particularly nice outlook to the west overlooking the communal gardens. Off the living room is a modern fitted kitchen enjoying the similar outlook. To the front are the two bedrooms, the principal bedroom boasting a recessed dressing area and vanity sink unit as well as fitted wardrobes. The integral bathroom has been refitted with a shower over the bath.

All the windows have been replaced and there are electric night storage heaters. Outside the flat has an allocated parking space.



Location: Petersfield offers a comprehensive range of day-to-day shops, with a mix of private independent and national brands, that include Crew Clothing, WH Smiths and Robert Dyas. Supermarkets include Waitrose, M&S Food, Lidl and Tesco and twice a week the town still enjoys a traditional market held in the Town Square, plus once a month on a Sunday there is an additional Farmers Market. Petersfield mainline railway station is on the Portsmouth Harbour to London Waterloo line and the nearby A3 gives

access to Guildford, the M25, London and the South Coast. The area is well catered for leisure and sport facilities, bars, coffee shops and restaurants and being in the South Downs National Park has access to numerous footpaths and bridleways suitable for walking, cycling, and riding. There are excellent schools in the vicinity including The Petersfield School, Churchers College and Herne Junior school.

Council Tax Band – B - £1506.60 per annum.

TENURE Leasehold

LEASE 125 years from 1987 - 91 years remaining.

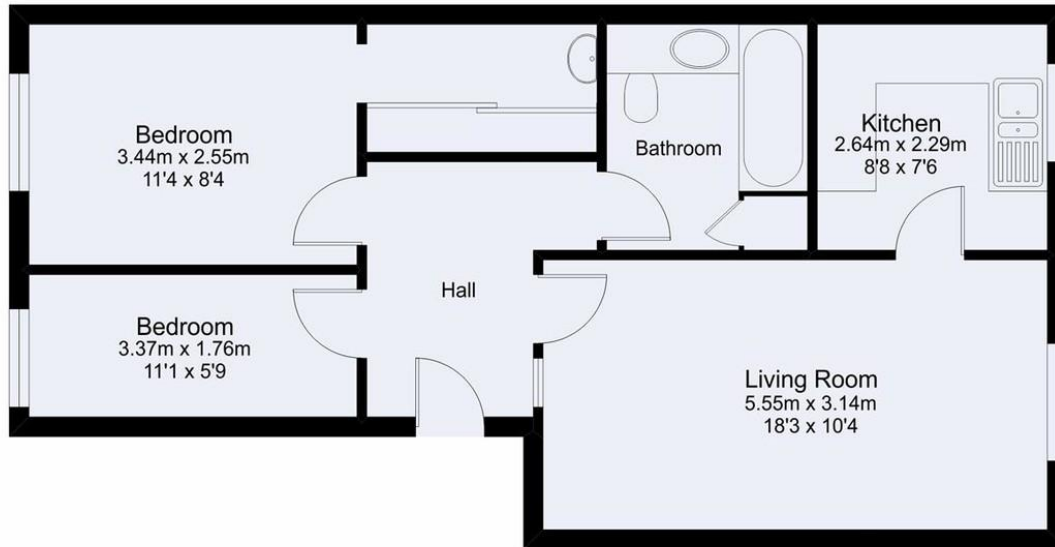
SERVICE CHARGE £95 per month (£1140.00 annually for 2021)

MANAGING AGENT: Grays Property Management

Viewing strictly by appointment with the Sole Agents, Jacobs & Hunt, Petersfield. Tel: 01730 262744.

WE ARE AVAILABLE 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!





Drum Mead, Petersfield

Total Approx Gross Internal Floor Area = 48 Sq/m - 517 Sq/ft

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE - REF = 463/pl0059 - © www.homeplansepc.co.uk 2014



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	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

