





This is a large, bright and spacious one bedroom, first floor apartment that is serviced by a lift, for residents over the age of 60. Car park which operates on a first come, first served basis. The property is very conveniently located for the town centre and positioned well for the train station, taxi and bus services.

There is also access to a range of communal facilities including laundry room, refuse room, guest suite, residents lounge and kitchen.

The apartment, being located on the first floor benefits from open plan kitchen, light and bright sitting room, modern shower room with walk in shower and a double bedroom with fitted wardrobes. In the hallway there is a generous storage cupboard.

Electric heating. No onward chain.

Lease - 125 years from 1987.

Management/Service Charge - Circa £2,181.75 per half year

Ground Rent - £468 per annum from August 2022

Council Tax Band B - £1502 per annum.

Viewing through the Vendor's sole agents, Jacobs & Hunt Estate Agents, Petersfield.

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		

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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 and 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

