







With outstanding views over farmland, this one bedroom first floor retirement apartment offers a village location in a complex that is highly sought after. The flat has new carpets throughout, it has just been redecorated and is presented in great condition. There is a fitted walk-in shower room and the benefit of stairs, lift access and loft space.

The accommodation comprises of:

Entrance hallway with a storage/coat cupboard.

The living room is a bright and open space with some of the best views Clanfield has to offer, it is a great space ready for someone to place their stamp upon.

The modern fitted kitchen features a double oven and a ceramic hob with an extractor over. There is also space for a fridge/freezer.

The bedroom offers built in wardrobes, and views across the farmland, open countryside and communal gardens.

There is a shower room with a double shower cubicle, wash hand basin and W/C.

The development boasts an on site manager and a communal lounge to use for social activities and meetings, patio area with BBQ, wash and dry room and of course communal grounds all maintained to a high standard. No chain makes this a great prospect for any retiree.

Electric heating. No onward chain. Communal parking - first come, first serve.



Lease - 125 years from 1984.

Management/Service Charge - £2,147.52 Per Annum

Ground Rent - £75.00 Per Annum

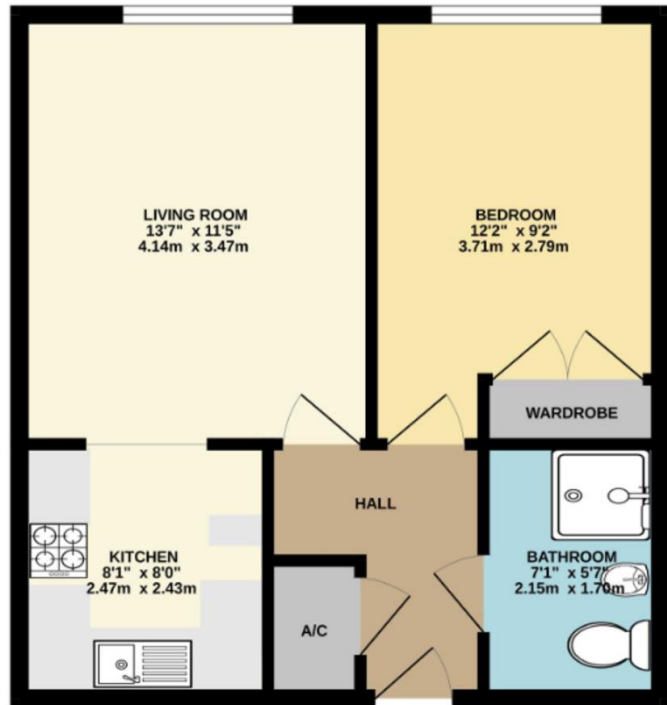
Council Tax Band B - £1578 per annum.

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

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GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



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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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