





A nicely presented and very comfortable ground floor retirement apartment that is located in a convenient position on the edge of Petersfield town centre and within 200 yards of the main line station serving London Waterloo. A local supermarket is conveniently located opposite. Having been in the current owner's possession since 2010 this bright and spacious property has benefitted from improvement including the installation of a new kitchen and shower room. Furthermore, the double glazed windows were replaced as well as the electric heating system. This very popular development for those aged 60 and over further benefits from a pleasant communal lounge with kitchen facilities and has comfortable chairs and tables to entertain your guests or simply enjoy the company of the other residents. A laundry room with several washing machines is available for residents use and a guest suite is available for resident's guests to stay in overnight. A warden is based on site at certain periods throughout the week.

Lavant Court is conveniently located within walking distance to Petersfield High Street and railway station. The highly desirable market town has a mainline station which provides frequent services into London Waterloo in just over an hour. The town provides extensive shopping facilities as well as a superb selection of coffee shops, pubs and restaurants. Transport links are excellent with the A3 providing fast and direct road access to London, the M25, the international airports of Southampton, Gatwick and Heathrow as well as the south coast.



Sporting facilities are excellent, with racing at Goodwood, polo at Cowdray Park, sailing at Chichester Harbour and golf at Liphook, Hindhead, Cowdray Park and Goodwood. The surrounding countryside is beautiful and provides many

excellent opportunities for walking and riding, with an array of wonderful footpaths and bridleways within a short walk or drive.

Services: Electric heating, mains drainage, mains water.

Lease : 125 years from 1987.

Ground rent: £439.00 p.a.

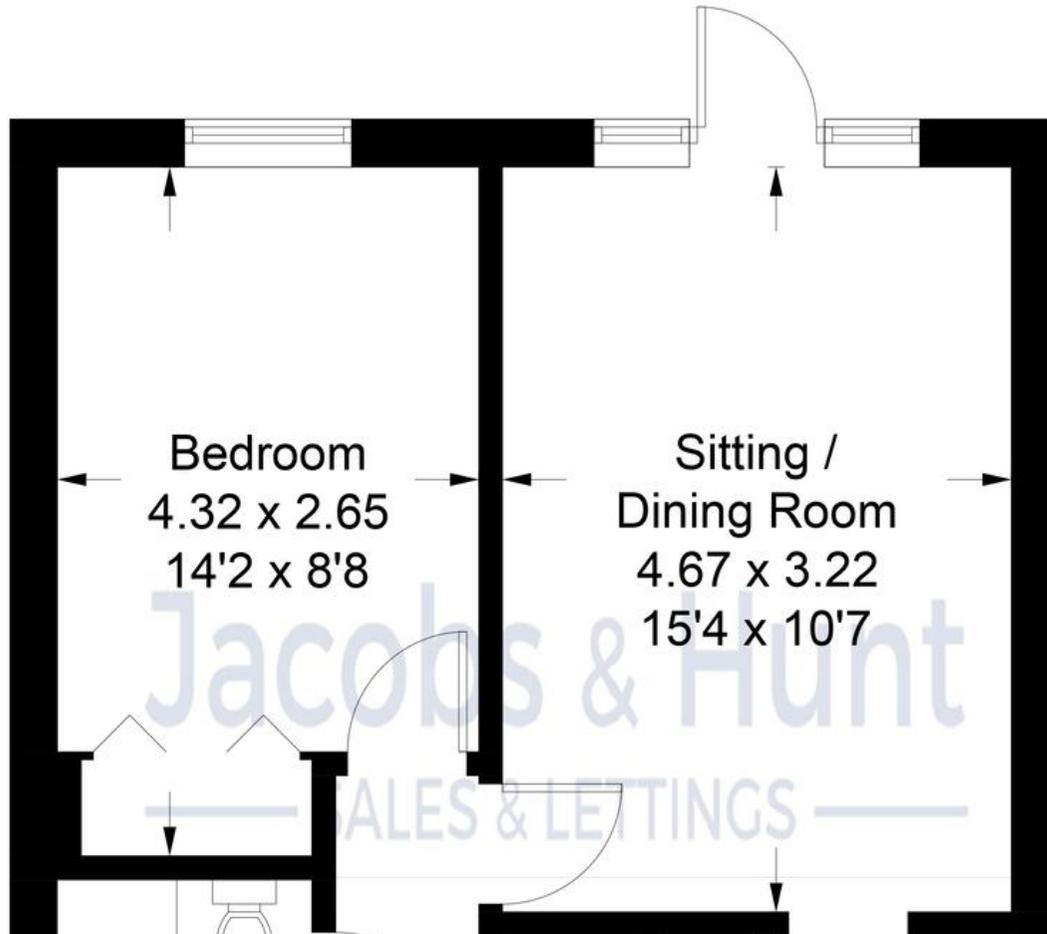
Service charge: £2909 p.a.

Council tax: East Hants district council. Band B. £1713.60 for 2024/25



# Lavant Court, Petersfield

Approximate Gross Internal Area = 38.7 sq m / 417 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 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



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