

Luker Drive, Petersfield

Price Guide £295,000

Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Luker Drive, Petersfield, GU31 4SN



**** CHAIN FREE ****
Situated on the top floor is this well-presented two-bedroom apartment. The property is located within the popular Ramshill development, ideally positioned within easy walking distance of Petersfield town centre and the mainline railway station.

The secure communal entrance leads into well-maintained communal areas, with stairs providing access to the top floor and the apartment itself. Upon entering, the property offers a generous hallway with a useful built-in storage cupboard and access to the loft space, which has been boarded and provides excellent additional storage.

The accommodation is well laid out, including the new karndean flooring installed throughout. The full arrangement is illustrated by the accompanying floorplan. A particular highlight is the impressive 21 ft reception room, offering plenty of space for both living and dining areas. Dual aspect windows provide an abundance of natural light and create a bright and welcoming living environment.

The modern kitchen/breakfast room has been improved by the current owner and benefits from newly fitted worktops, a replacement oven and hob. Made-to-measure blinds have also been installed within the principal living areas.

There are two well-proportioned double bedrooms, both benefiting from built-in wardrobes, with the principal bedroom further complemented by its own en-suite shower room. A good-sized family bathroom serves the remainder of the accommodation.

Externally, the property benefits from an allocated parking space, providing convenient off-road parking for residents.







Location
Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link- connecting Portsmouth and London (Waterloo). The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding natural beauty and within the boundary of the South Downs National Park. The town is on the crossroads of the well-used north-south (A3) and east-west (A272) routes and it originally grew as a coach stop on the Portsmouth to London route. Petersfield is twinned with Barentin in France and Warendorf in Germany. Petersfield is a popular location for families, due to the choices of schools available, including; Churchers College, The Petersfield School (TPS) Herne Junior school and a number of infant schools and playgroups nearby. The town centre offers a good selection of shops and facilities, including Waitrose, Tescos and Lidl supermarkets and a mixture of High street brands and local independent businesses. Being within the South Downs National Park there are a plethora of country walks and cycle paths and the jewel in the Town's crown is the Heath & Lake.

Local authority
East Hampshire District Council

Tenure
Leasehold

Additional Information
EPC - C
Tax Band - C

Service Charge - £126.00 Per Month
Ground Rent - £260.00 Per Year
125 year lease - 103 years left on the lease

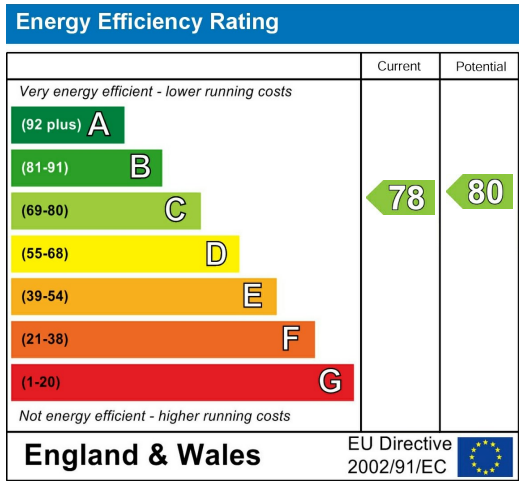






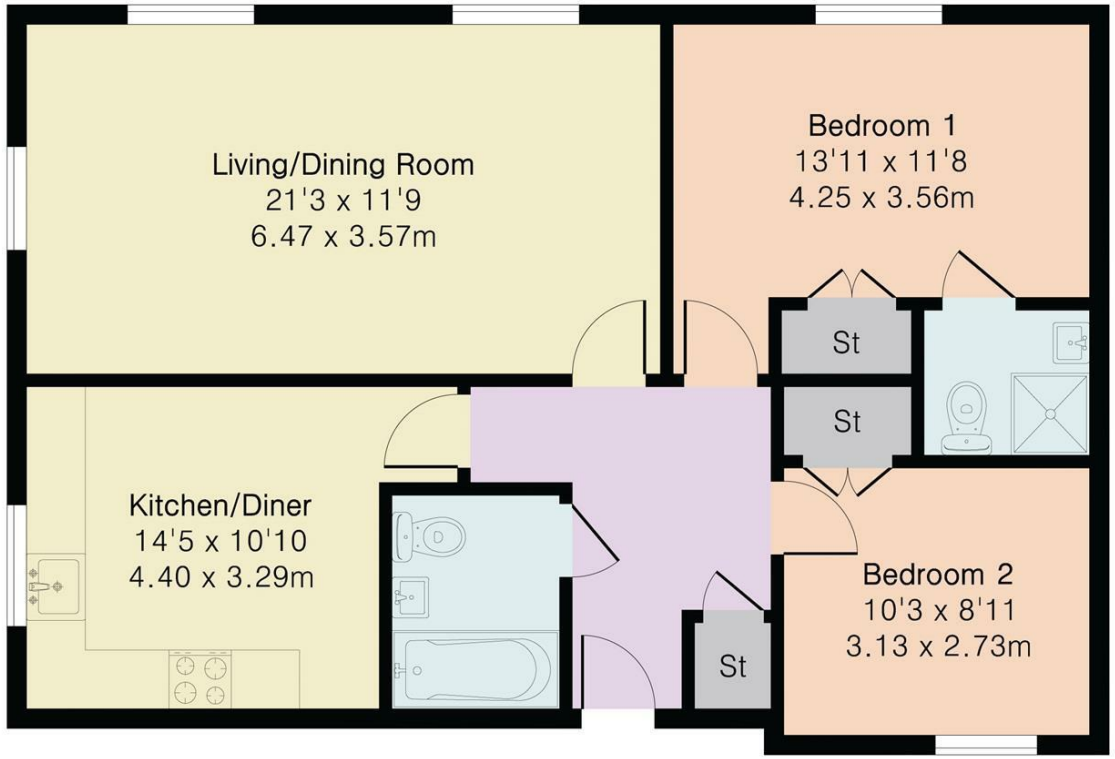






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Approximate Gross Internal Area 825 sq ft - 77 sq m



Second Floor

Williams of Petersfield
6 - 8 College Street, Petersfield, Hampshire, GU31 4AD
01730 233333 sales@williamsofpetersfield.co.uk www.williamsofpetersfield.co.uk

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