



## Cedar Apartments, College Street, Petersfield, Hampshire, GU31

Guide Price: £400,000 Share of Freehold

A well appointed two bedroom ground floor apartment situated in the heart of the town with patio and allocated off street parking.

Principal bedroom with en suite shower room, bedroom two, study, shower room, sitting/dining/living room, further shower room, private patio, communal gardens, allocated off street parking, no forward chain.

EPC Rating: "C" (76)

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## DESCRIPTION

Recently refurbished by 6a Vision, a local, award winning developer, Cedar Apartments has been finished to an exceptionally high standard. The floorplan denotes the layout, but of particular note is the tremendous kitchen/sitting room with a door to a south facing study. On entering the apartment is the hall with built in storage and doors to the principal rooms. Both bedrooms are large enough for double beds and the main bedroom has its own en suite shower room. There is also a separate shower room. With large windows, the property is incredibly light and an internal viewing is strongly recommended. Outside, there is a private patio which leads onto landscaped communal gardens and the property is being sold with an allocated parking space.



## LOCATION

The property is situated in an incredibly convenient spot in the heart of the town. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The tunnel at Hindhead now provides congestion free travel north along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Bohunt School.

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Band B.

## SERVICE CHARGE

£654.80 bi-annually.

## DIRECTIONS

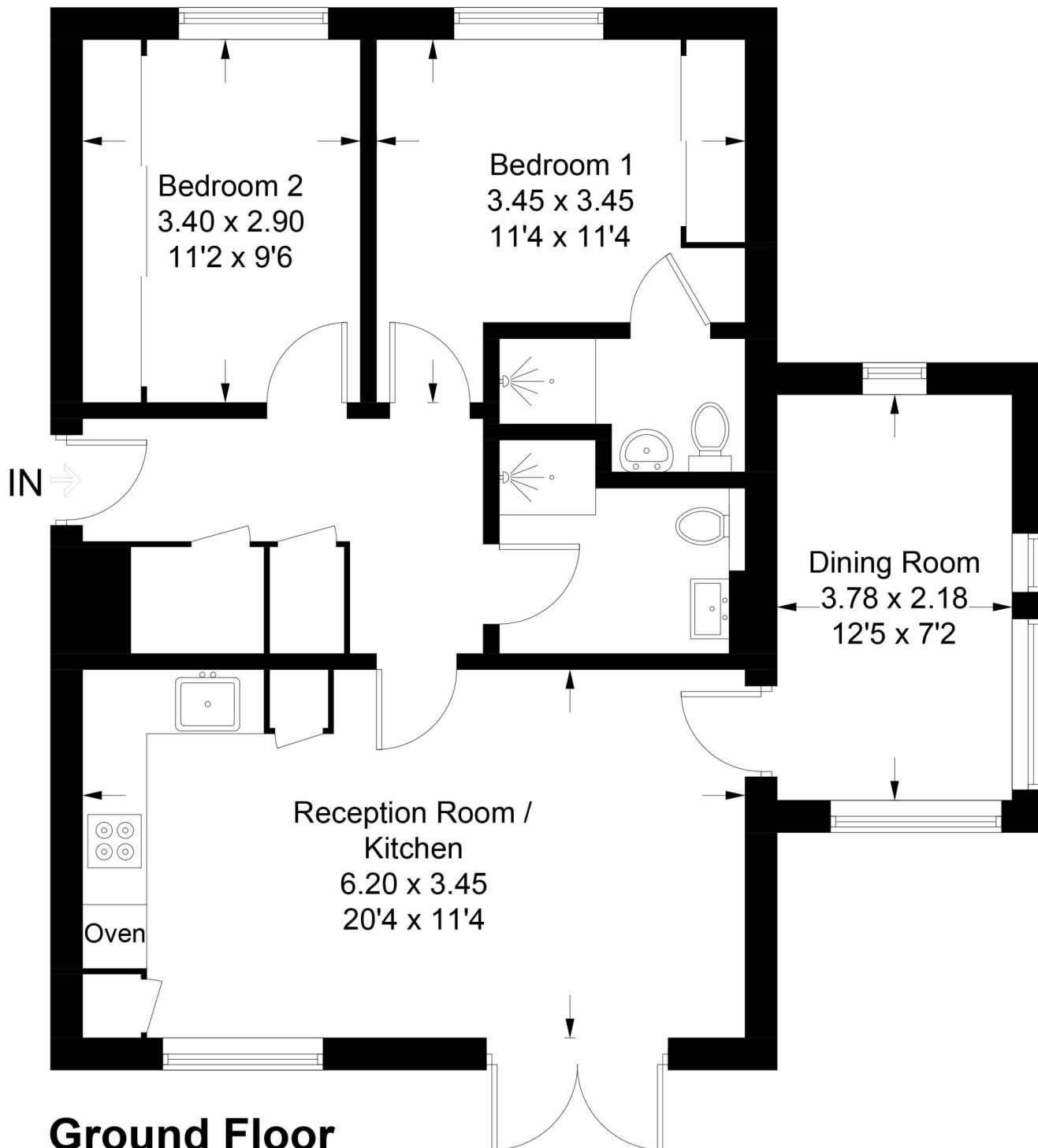
On foot from our office, proceed to the end of the High Street and turn left into College Street, passing The Folly Wine Bar on your left. Continue along the road and after traffic merges onto College Street from the one way system on your right, safely cross the road. Take the first drive on your right. The entrance into the building is from the parking area to the rear.

Ref: MD/230115/2



# College Street, GU31

Approximate Gross Internal Area = 67.8 sq m / 730 sq ft



PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.

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