Asking Price £159,950 Leasehold

1 Bedroom, Apartment - Retirement

13, St. Peters Court Hylton Road, Petersfield, Hampshire, GU32 3JH

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

St. Peters Court

St Peters Court is a development of 34 one and two-bedroom retirement apartments situated on Hylton Road, Petersfield. The development is particularly popular due to its central yet tucked-away position, providing easy access to Petersfield's amenities while maintaining a quieter residential setting. It is located in the heart of Petersfield, within a short, level walk of the town centre shops, amenities, doctors' surgeries and the railway station.

The House manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the House Manager.

St Peters Court has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A secure phone entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

St Peters Court is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

St Peters Court requires Owners to be over the age of 60.

Property Overview

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT

BRAND NEW CARPETS THROUGHOUT

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom apartment. The property is offered with no onward chain and is ready for the new owner to make it their own.

The Living Room offers ample space for living and dining room furniture. Large windows provide lots of natural light.

The Kitchen offers a range of eye and base level units with working surfaces over. There is a built-in waist-height oven, a 4 ring electric hob with extractor hood over, space for a washing machine and fridge / freezer.

The Bedroom is a generous double room with two built-in wardrobes. There is plenty of space for additional furniture if desired and a window keeps this lovely bedroom bright and airy.

The Shower Room offers a large shower with a sliding door, shower seat and handrail, a WC and wash hand basin.

Perfectly complimenting this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing!

Features

- One bedroom first floor apartment
- Close to the town centre & excellent transport links
- Owners' private car park
- Owners' Lounge & Communal laundry room
- 24 hour Careline system for safety and security
- House Manager available 5 days a week
- Landscaped gardens
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country

Key Information

Service Charge (Year ending 25th March 2027) £3,818.72 per annum

Ground rent is £125 per quarter.

Council Tax Band B

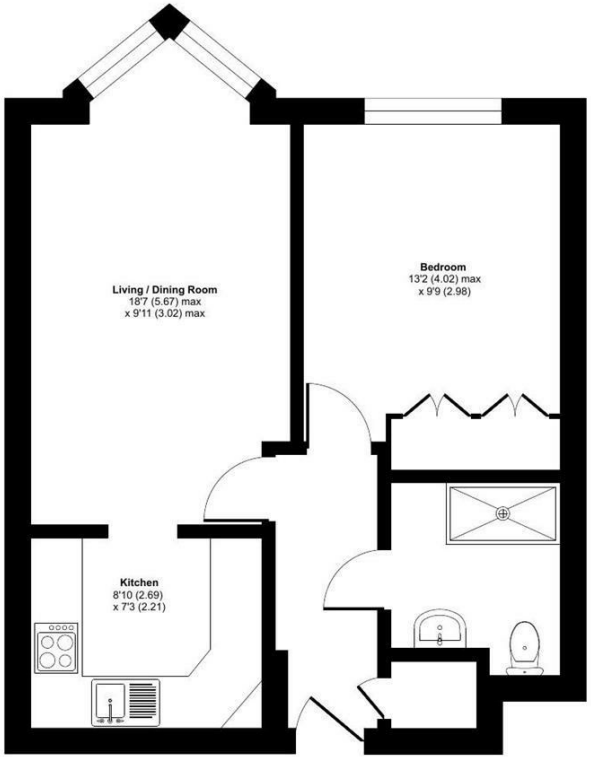
99 Year Lease commencing 29th September 1985.

Please check regarding Pets with Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance and House Manager.

Approximate Area = 471 sq ft / 43.7 sq m

For identification only - Not to scale



EPC Rating: C

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1508263

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

0800 077 8717

sales@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists