



Church View, Clanfield

£1,200 Per Month



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Church View, Clanfield

This beautifully presented, two bedroom, ground floor apartment close to the amenities in the village of Clanfield. With its lovely view over the Church across the road this apartment has a great outlook, modern interior and would make a great new home.

Conveniently situated on the ground floor this apartment has two well proportioned bedrooms, the main bedroom has built in wardrobes, an open plan kitchen with fitted appliances, living room with dining area and a modern bathroom. The property also benefits from two allocated parking spaces in a private courtyard behind the building.

Clanfield is located in the south of East Hampshire, it is situated about 12 miles North of Portsmouth and six miles South of Petersfield and offers excellent access to the main A3 Motorway.

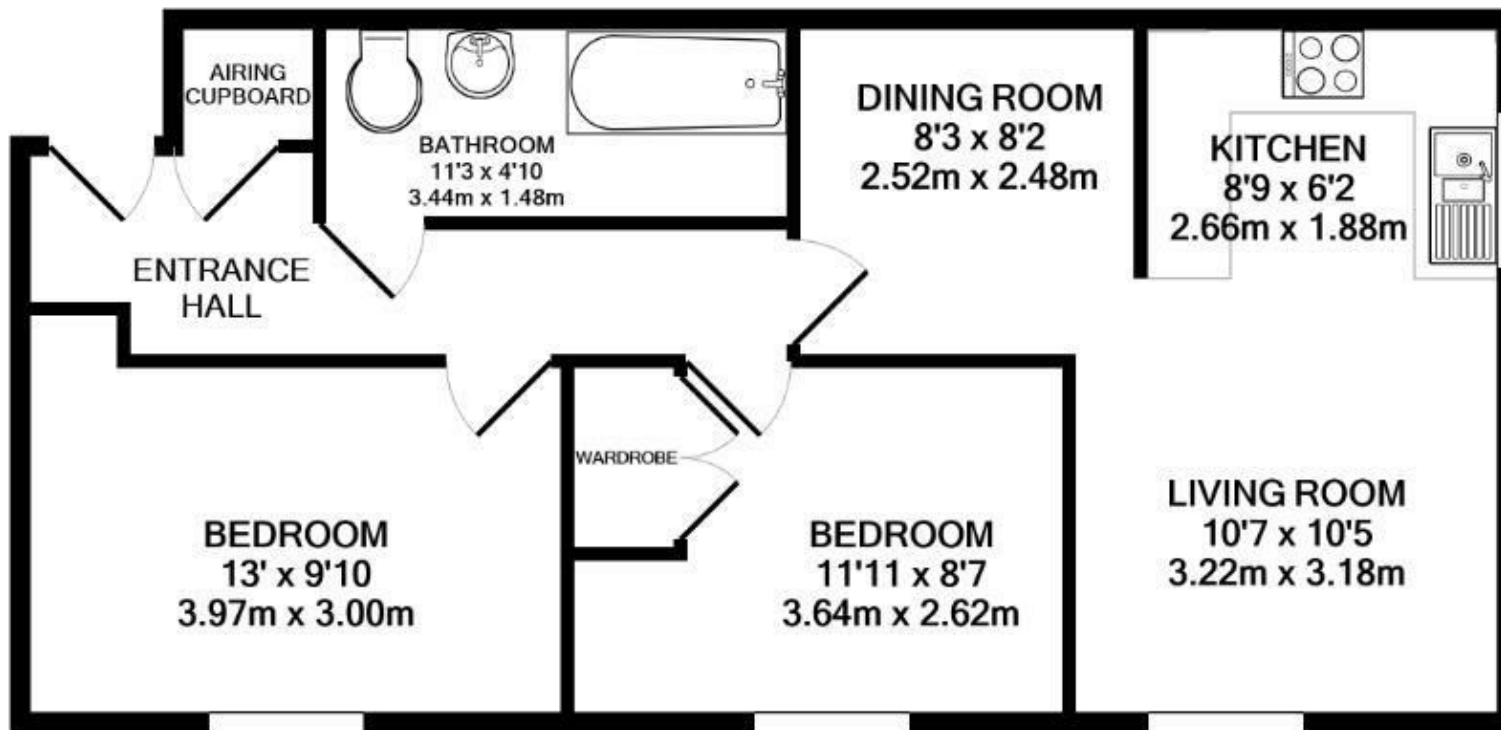
It is a semi-rural village with three sides of the village joined by fields including Queen Elizabeth Country Park. Clanfield consists of two parts Old Clanfield and New Clanfield, Old Clanfield benefits from a local public house offering fantastic home cooked meals, convenience store and takeaways. New Clanfield benefits from an array of good services and shops.

Clanfield offers a good bus route offering frequent services to the nearby town of Petersfield and popular Gunwharf Quays in Portsmouth.

Strictly no Pets due to lease restrictions.


EPC - E





TOTAL APPROX. FLOOR AREA 581 SQ.FT. (54.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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