



## 9 Swan Court, Swan Street

Petersfield, GU32 3FD

**Offers over £350,000**

Two bedroom second-floor apartment. Accommodation comprises entrance halls, fitted kitchen, spacious lounge, study/third bedroom and bathroom. In addition, the property benefits from a garage in a secure compound and attractive borders to the front of the development. Ideally situated in close proximity to the market square in Petersfield and train station.

- Second-floor apartment
- Two double bedrooms
- Study/third bedroom
- Fitted kitchen
- Front-facing lounge
- Bathroom
- Garage in secure gated compound
- Great location for town-centre and railway station
- Ideal investment property, first time buyer, buy to let
- No forward chain

### Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



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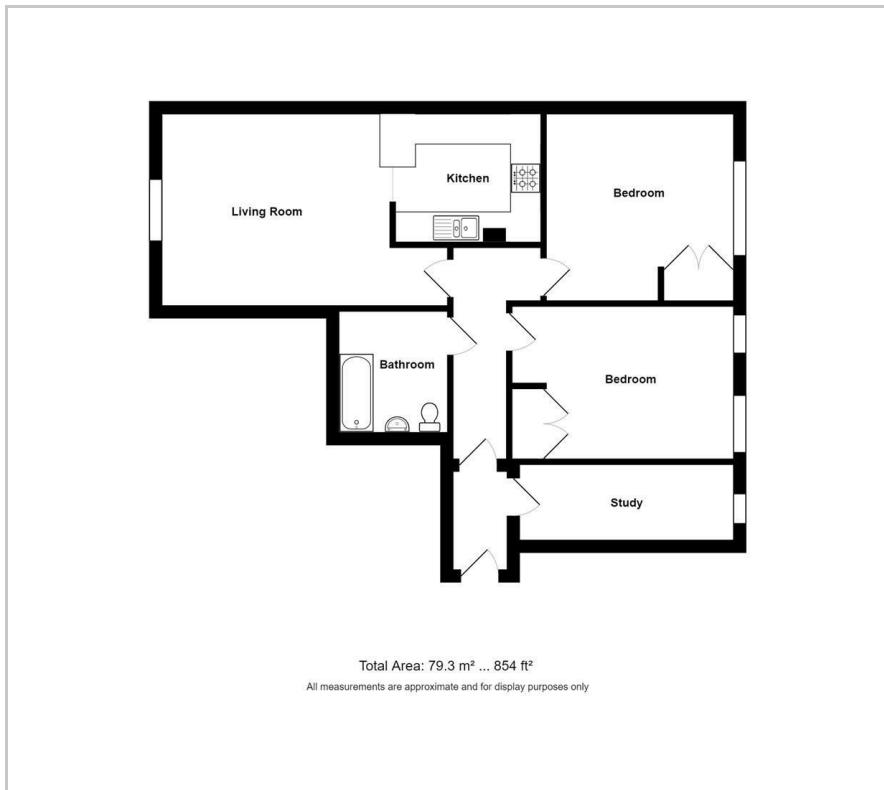


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## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	80	31
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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