



## 22 Stuart Court

Kingsway Gardens, Andover, SP10 4BH

Asking Price £135,000



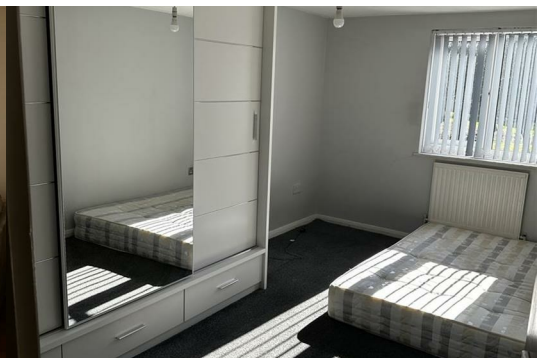
"Andover Investment Opportunity: Flat with Sitting Tenant"

Description: A well-maintained flat in a desirable Andover location, currently tenanted with a responsible tenant, presents an excellent opportunity for landlords or investors seeking a reliable rental income stream. The property offers two double bedrooms, a new bathroom, modern fitted kitchen/diner, bright living space with patio door to balcony. There is a garage with allocated parking in front. The current tenant has a fixed-term tenancy and is paying £900.00 per month. This is a fantastic chance to acquire a property with immediate rental income and minimal void periods.

Tenancy: Sitting tenant - Rent: £900.00 per month

Why Invest? Guaranteed Rental Income: Start earning immediately with a tenant in place.

No Void Periods: Avoid the hassle of finding new tenants.



Nestled in the charming area of Kingsway Gardens, Andover, this delightful two-bedroom flat offers a perfect blend of comfort and modern living. Spanning an impressive 840 square feet, the property has been thoughtfully designed to cater to both relaxation and functionality.

Upon entering, you are greeted by a welcoming reception room that provides a warm and inviting atmosphere, ideal for entertaining guests or enjoying quiet evenings at home. The two generously sized bedrooms are perfect for families or those seeking extra space for a home office or guest room.

The heart of the home is undoubtedly the newly refurbished kitchen, which boasts contemporary fittings and ample storage, making it a joy for any cooking enthusiast. Adjacent to the kitchen, the newly refurbished bathroom offers a fresh and stylish retreat, ensuring your daily routines are both comfortable and enjoyable.

One of the standout features of this property is the lovely balcony that overlooks a serene grass area, providing a peaceful spot to unwind with a book or enjoy a morning coffee while soaking in the tranquil surroundings.

With its prime location in Andover, you will find the property conveniently close to local amenities, schools, and transport links, ensuring that everything you need is within easy reach.

In summary, this well-presented property in Kingsway Gardens is a fantastic opportunity to secure a lovely home in a desirable area.

Communal Entrance

Security intercom entry system. Stairs to second floor.

Hallway

Double glazed front door to the front aspect, radiator. Storage cupboard and central heating boiler.

Kitchen/Diner

Double glazed window to the front aspect, freestanding fridge freezer and washer/dryer machine. Space for dishwasher, stainless steel sink drainer, a range of wall/base units, electric oven and hob, radiator.

Living Room

Double glazed patio doors to the rear aspect, radiator and television/telephone point.

Bedroom One

Double glazed window to the rear elevation, wardrobes and radiator.

Bedroom Two

Double glazed window to the rear elevation, radiator and wardrobe.

Bathroom

Wash hand basin in vanity unit, walk in shower cubicle, extractor fan, towel radiator and double glazed window to the front elevation.

Separate W.C

WC and double glazed window to the front elevation.

Outside

Garage and driveway parking for one vehicle.

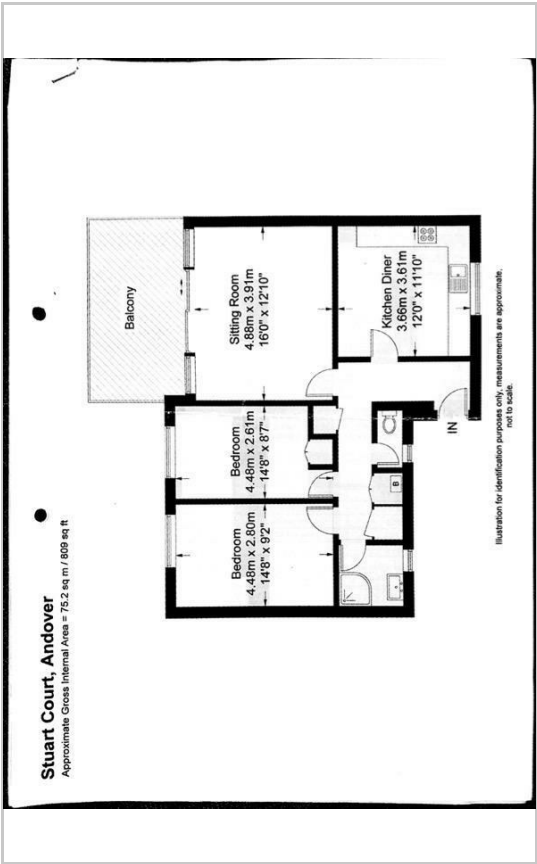
Balcony

Generous size balcony which been upgraded with astro and over looks a green area within the development.

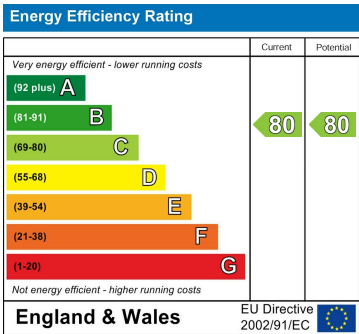
Area Map



Floor Plans



Energy Efficiency Graph



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