



York Court Kingsway Gardens  
Andover



# York Court Kingsway Gardens Andover SP10 4BJ

for sale guide price  
**£90,000**



## Property Description

We are pleased to offer new to the market this spacious TWO BEDROOM FIRST FLOOR FLAT with balcony and garage close to local amenities.

The property comprises large spacious lounge with full-length double-glazed patio doors and full-length double-glazed windows opening onto a balcony, kitchen, 2 double bedrooms, bathroom, and gas central heating. This property also offers secure single garage, and allocated parking.

Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boast a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.

Agents Notes: Currently, the Vendors' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method

requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Accommodation

### Lounge

16' x 12' 11" (4.88m x 3.94m)

### Kitchen

11' 11" x 11' 10" (3.63m x 3.61m)

### Bedroom One

14' 7" x 8' 9" (4.45m x 2.67m)

### Bedroom Two

12' 5" x 8' 8" (3.78m x 2.64m)

### Bathroom

3-piece bathroom suite.

### Garage

Single garage and allocated parking.



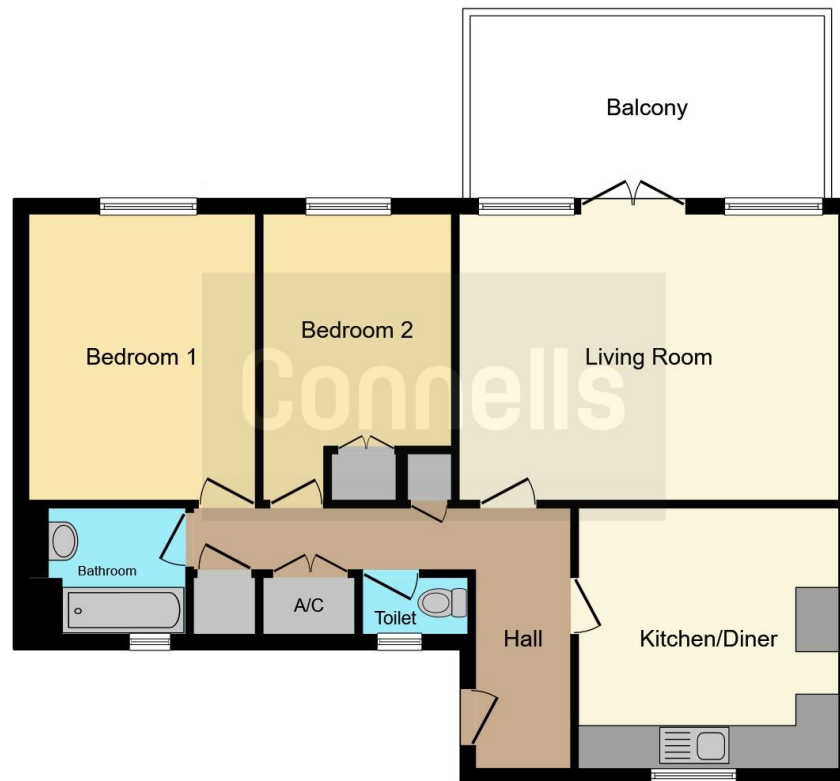












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01264 352 207**  
**E [andover@connells.co.uk](mailto:andover@connells.co.uk)**

23-25 Winchester House, Winchester Street  
 ANDOVER SP10 2EA

**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Oct 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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