



Picket Twenty Way
Andover



Property Description

We are delighted to offer this top floor apartment situated on the popular Picket Twenty development. The property is well presented throughout, and accommodation comprises hallway, living/dining room, kitchen, principal bedroom with ensuite, a second bedroom and bathroom. Outside there are two allocated parking spaces to the rear, a garage opposite and bin/communal store.

The Picket Twenty development borders Harewood Forest with access to public footpaths literally on the doorstep and has a range of amenities which include Pilgrims Cross Primary school, Egg Day nursery, a community hall, a Co-Op store and an urban park.

Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct route to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.



Accommodation

Entrance Hall

Entry is by buzzer system into the main lobby area with stairs leading to all floors.

Kitchen

11' 5" x 7' 3" (3.48m x 2.21m)

A Range of wall and base mounted units with inset one and a half bowl stainless steel sink with drainer. Integrated washing machine and space for fridge/freezer. Gas hob with extractor and oven below and window to the front.

Lounge / Dining Room

15' 5" x 12' 8" (4.70m x 3.86m)

Window to the side aspect and rear window with Juliet balcony.

Bedroom One

13' 7" x 10' 10" (4.14m x 3.30m)

Windows to the side and rear aspect with door leading to:

Ensuite

Window to the side aspect, wash hand basin, WC and shower cubicle.

Bedroom Two

13' 7" x 9' 3" (4.14m x 2.82m)

Window to the rear aspect.

Bathroom

Window to the side aspect, wash hand basin, bath and WC.

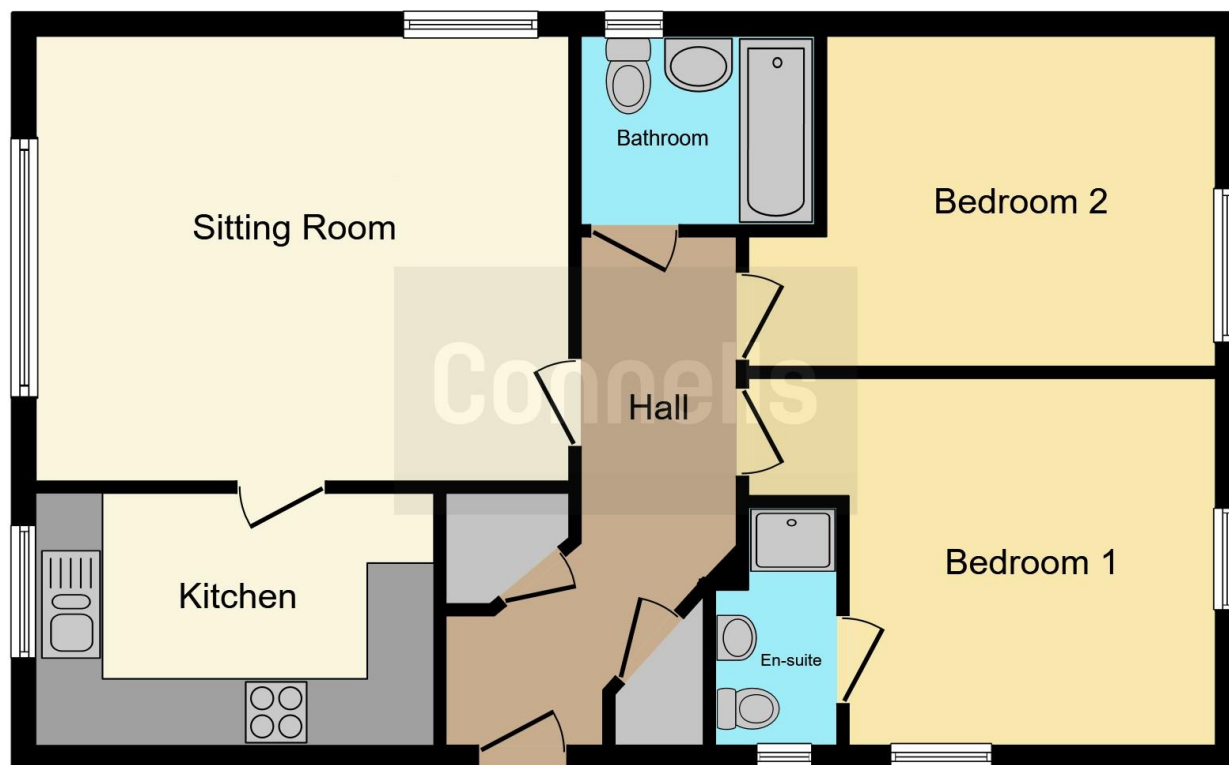
Outside

The property benefits from two parking spaces located to the rear, a garage under the coach house opposite and a communal bin store for residents.









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

To view this property please contact Connells on

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

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 1746.00

Ground Rent:
 400.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. 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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