



34 Woodlands Way

Andover, SP10 2PT

Asking Price £145,000



This two bedroom apartment which is located in central Andover comprises of hallway, reception room, kitchen with white goods in situ, two bedrooms and a bathroom. The property has electric heaters. Outside there are two allocated parking spaces, along with visitor parking. This apartment is located in a popular area within walking distance of the town centre and all the local amenities. The property is vacant and offered with NO ONWARD CHAIN.



Main Entrance

Security door with key access & intercom system. Lift & stairs to all floors. Internal corridors to flats.

Entrance Hall

Hall providing access to family bathroom, bedroom one, bedroom two, reception room. Two Storage Cupboards.

Bathroom

Bath with mixer shower over, part tiled walls. Pedestal wash basin and W/C.

Reception Room 12'11" x 9'8" (3.94 x 2.95)

Generous living room with Juliet balcony to rear elevation. Electric heater on wall. Door to kitchen.

Kitchen 9'8" x 5'4" (2.95 x 1.63)

A range of eye and base level units with worktop over, oven hob & extractor. Washing machine and fridge freezer (not integrated).

Bedroom One 12'9" x 8'0" (3.91 x 2.46)

Double bedroom with built in double wardrobe, electric heater on wall. Window to rear elevation.

Bedroom Two 9'6" x 5'10" (2.90 x 1.78)

Bedroom with built in single wardrobe, electric heater on wall. Window to rear elevation.

Parking

One allocated parking space.

Local Area

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. Woodlands Way can be found off London Road. The property is a short distance from town centre amenities as well as the historic Ladies Walk giving footpath access to open countryside and Harewood Forest beyond.

Tenure

Leasehold with 95 years remaining on the lease. Ground rent is currently £100 per annum payable in two instalments. The service charge is currently £1924 per annum payable in two instalments.

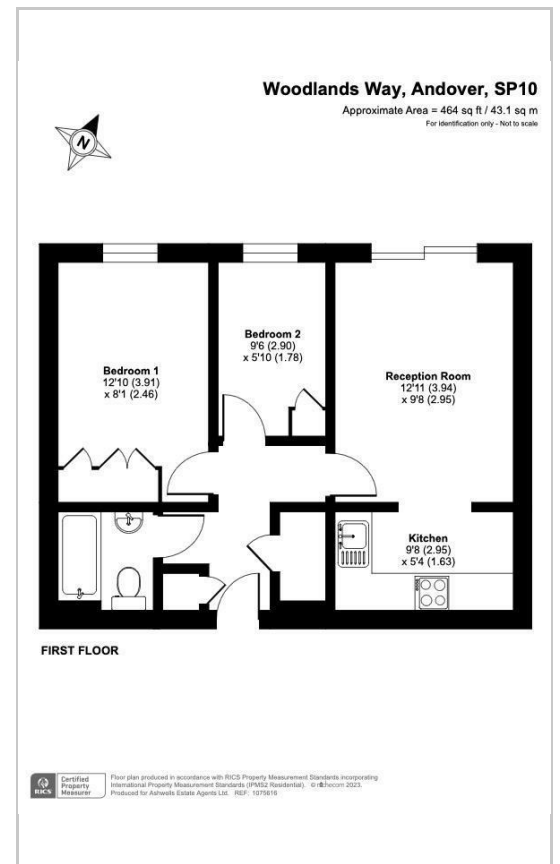
Services

Mains water, drainage and electricity are connected.

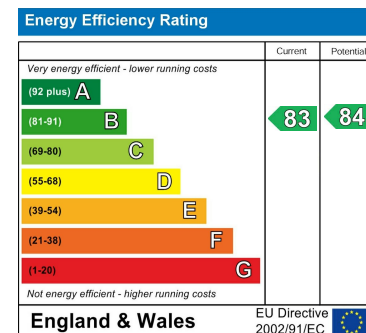
Area Map



Floor Plans



Energy Efficiency Graph



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