



## 10 Cardinal Mews

Andover, SP10 3FY

Asking Price £145,000



# 10 Cardinal Mews

Andover, SP10 3FY

Asking Price £145,000



## Communal Entrance

Secure door entry into the communal area and stairs to the first and second floor.

## Hallway

Access to all rooms. Security entrance phone, storage cupboard and wooden double glazed window to side aspect.

## Living Area

14'10" x 7'11" (4.52 x 2.41)

Wooden double glazed window to side aspect, radiator.

## Dining area

8'11" x 8'2" (2.72 x 2.49)

Wooden double glazed window to side aspect with archway into:

## Kitchen

6'5" x 9'0" (1.96 x 2.74)

Wooden double glazed window to side aspect, built in oven and gas hob, plumbing and space for washing machine,

## Bedroom

11'6" x 10'5" (3.51 x 3.18)

Window to side aspect, radiator.

## Shower Room

Obscure glass window to side aspect, white suite comprising double enclosed shower cubicle, pedestal hand wash basin and close coupled wc. Radiator and extractor fan.

## Services

Mains water, drainage, gas and electric are connected.

## Tenure

Service/maintenance/ground rent charge (including buildings insurance) is £2130.06 April 2023-2024 payable over four quarterly periods.

## Directions

Leave Andover town centre along Western Avenue and take the first exit at the roundabout into Charlton Road. Take the second turning on the left into Junction Road followed by the second turning on the right into Bishops Way. Turn left into Cardinal Mews where the car park can be found. The entrance to the apartment is on the left.

## Additional property information

In January 2021, the property underwent significant improvements which include the installation of a new boiler, which has been serviced every year. Bathroom renovation carried out in 2022. Additionally, last year, a new consumer unit was installed, enhancing the electrical system's safety and functionality. Furthermore, a comprehensive 5-year Electrical Installation Condition Report (EICR) certification was carried out, ensuring the property's electrical installations meet the required standards and regulations.

## Local area

Cardinal Mews is conveniently located close to the train station and Andover town centre and offers residents easy access to a range of amenities and facilities. Here are some notable features of the local area:

1. Train Station: The proximity to the train station is a great advantage for residents of Cardinal Mews. It allows for convenient commuting and travel to other destinations including direct links to London, making it ideal for those who rely on public transportation.

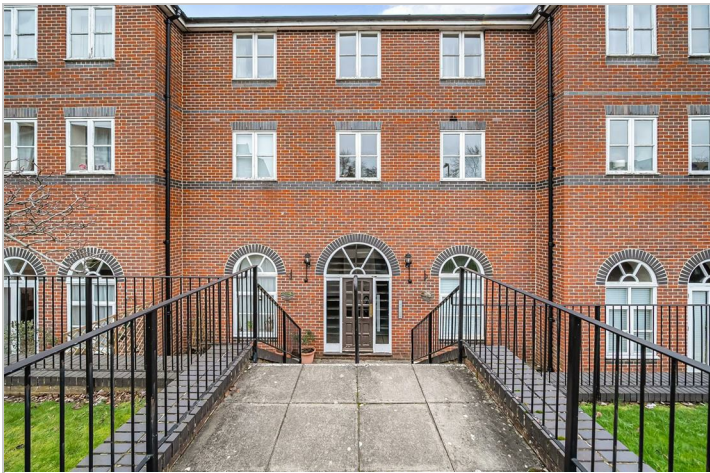
2. Andover Town Centre: With the town centre nearby, residents have access to a variety of shops, boutiques, restaurants, cafes, and other services. It provides a bustling and vibrant atmosphere, making it convenient for day-to-day needs and leisure activities.

3. Andover Leisure Centre: The presence of Andover Leisure Centre offers a wealth of recreational opportunities. It provides facilities such as a gym, swimming pool, sports courts, fitness classes, and more all within walking distance.

4. Supermarkets: The availability of supermarkets in the area ensures that residents have easy access to grocery shopping. It provides convenience and makes it convenient to stock up on everyday essentials.

5. The Lights Theatre: Cardinal Mews is within walking distance to The Lights Theatre which is an excellent cultural and entertainment amenity. Residents can enjoy a variety of performances, including live theatre, music concerts, comedy shows, and other events, providing a diverse range of entertainment options.

Overall, the local area around Cardinal Mews offers a blend of convenience, entertainment, and recreational facilities. The proximity to the train station, town centre, leisure centre, supermarkets, and The Lights Theatre ensures that residents have access to a range of amenities and activities to suit their lifestyle preferences.



## Road Map



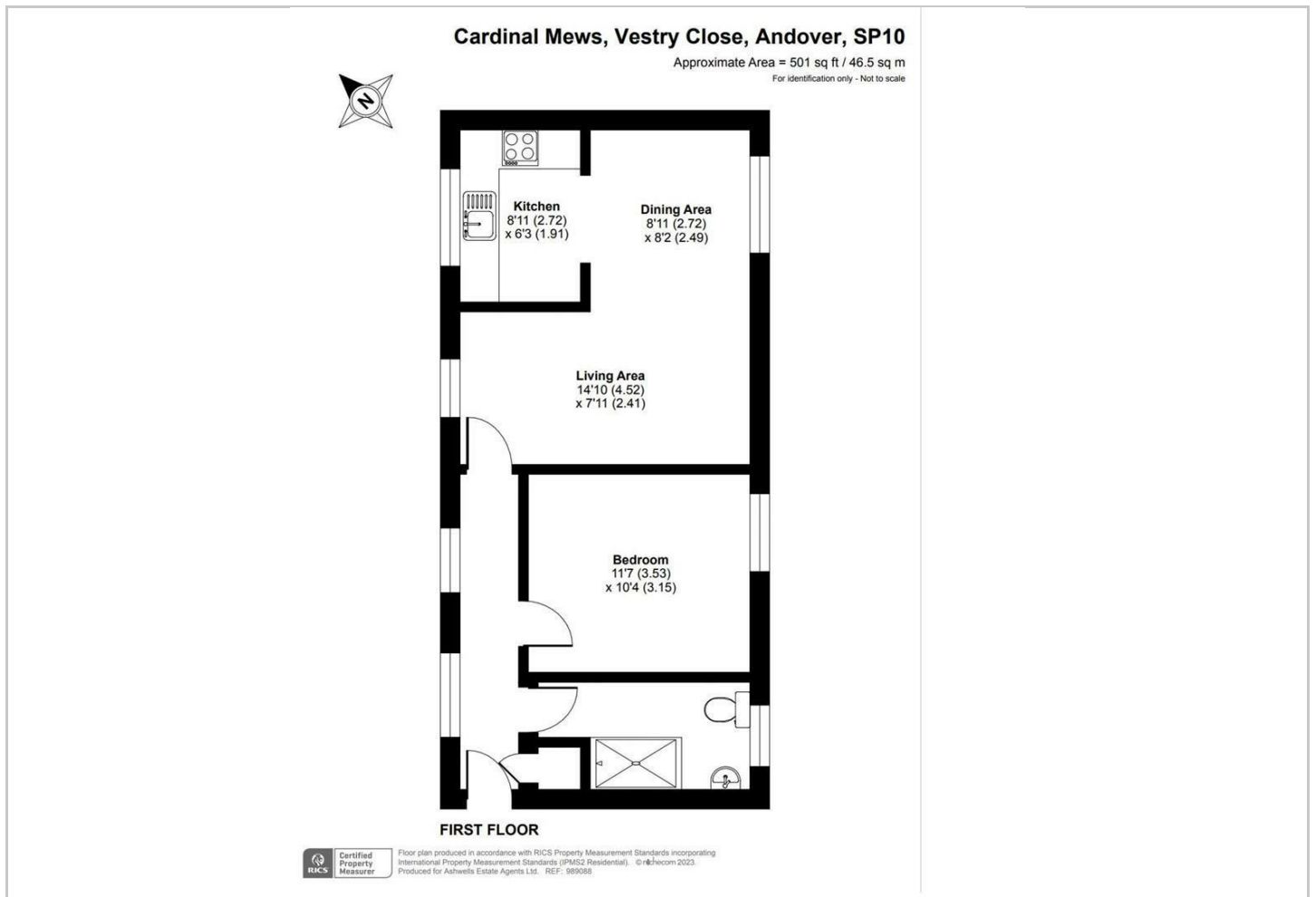
## Hybrid Map



## Terrain Map



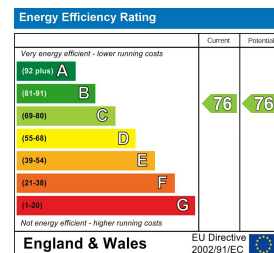
## Floor Plan



## Viewing

Please contact Ashwells on 01264 710776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.