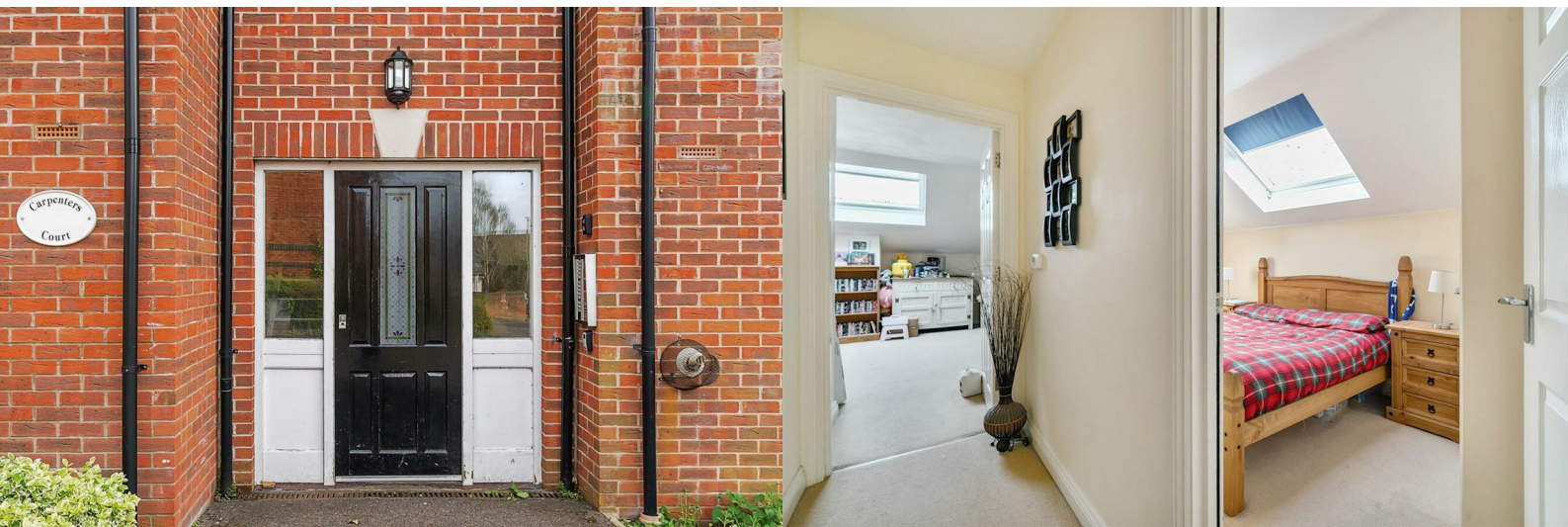




## 10 Carpenters Court

Vincent Drive, Andover, SP10 2FG

Asking Price £145,000



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### Front Entrance

Communal entrance hall with intercom system links to each flat. Post boxes. Stairs to all floors. Lift to all floors.

### Hallway

Enter via the flat front door into the hallway which benefits from secure entry phone, radiator and loft access where there is storage room available.

### Living/Dining Room

Velux window with blinds, tv point, radiator and ample room for table and chairs.

### Kitchen

Velux window to side elevation. A range of contemporary eye and base level units and draws with worktop over, one and a half bowl stainless steel sink and drainer, built in electric oven and gas hob with extractor fan over, integrated washer/dryer and integrated fridge/freezer. Wall mounted Combination Boiler.

### Bedroom

Velux window to rear elevation, built in wardrobe, radiator and power points.

### Bathroom

Velux window to rear elevation, fully tiled walls, panelled bath with mixer tap and power shower over, heated towel rail, hand wash basin and low level w.c.

### Outside Area

Outside there are communal grounds and a bin store. There is one allocated parking space and further spaces for visitors.

### Services

Mains water, drainage, gas and electricity are connected.

### Tenure

Share of the freehold with 110 years remaining on the lease. All the residents own a share of the freehold and share the management but pay no ground rent. The current service charge is £1000 p/a paid in two six monthly instalments.

### Local Area

Carpenters Court is situated within Vincent Drive which itself is off Wolverdensene Road. The property is conveniently located

a short distance from Andover town centre and offers residents easy access to a range of amenities and facilities. Situated a short walk from historic Ladies Walk giving footpath access to open countryside and Harewood Forest beyond, offering a blend of town and country life style.

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.

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.

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.

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.

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 offers a blend of convenience, entertainment, and recreational facilities.

### Additional Property Information

Gas boiler which has had a safety certificate every year. A comprehensive 5-year Electrical Installation Condition Report (EICR) certification has been carried out on the flat, ensuring the property's electrical installations meet the required standards and regulations.



## Road Map



## Hybrid Map



## Terrain Map



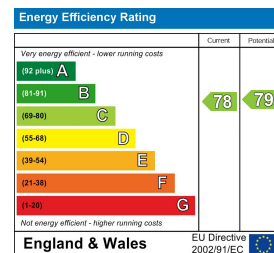
## Floor Plan



## 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.