



## 19 Lodge Drive

Weyhill, Andover, SP11 0QJ

Asking Price £170,000



Ashwells are pleased to offer to the market this two bedroom ground floor apartment with no onward chain. Located in the exclusive Lodge Drive which is a mixture of apartments and mews style houses, the development was formerly a manor house which has been converted. The property comprises of hall, two bedrooms, kitchen, living/dining room, bathroom. Use of the communal grounds with ample unallocated parking for vehicles. Vacant possession.





## ENTRANCE HALL

Door to front, telephone entry system, fuse box, electric radiator, airing cupboard.

## LOUNGE/DINER

Windows to rear and side aspects, electric radiator.

## KITCHEN

Range of fitted base and eye level units, stainless steel sink and drainer with mixer tap, electric hob and oven with extractor hood over, tiled splash backs, space for washing machine, space for fridge freezer, ceiling spotlights.

## BEDROOM ONE

Window to side aspect with secondary double glazing installed, radiator.

## BEDROOM TWO

Window to side aspect, built-in wardrobe, radiator.

## BATHROOM

Fitted panel bath with shower attachment, pedestal wash hand basin, low level WC with push button flush, tiled walls, extractor fan, ceiling spotlights.

## OUTSIDE

There are well maintained communal grounds and gardens for the residents to relax in and enjoy, bike shed which is numbered and locked and the use of communal washing lines. There is also ample unallocated parking for all residents with no restrictions for visitors.

## LOCAL AREA

Weyhill is a village approximately 3 miles west of Andover and is home to many local amenities including a church, Indian restaurant (The Pink Olive), a historic fairground with a number of craft studios and a tea room, hairdressers, local petrol station with a convenience store, as well as a well-regarded farm shop. Andover Railway Station is just a short drive away and offers a fast service to London Waterloo. There are excellent road links onto the A303 via both Andover and Thrupton giving access to London and The West Country.

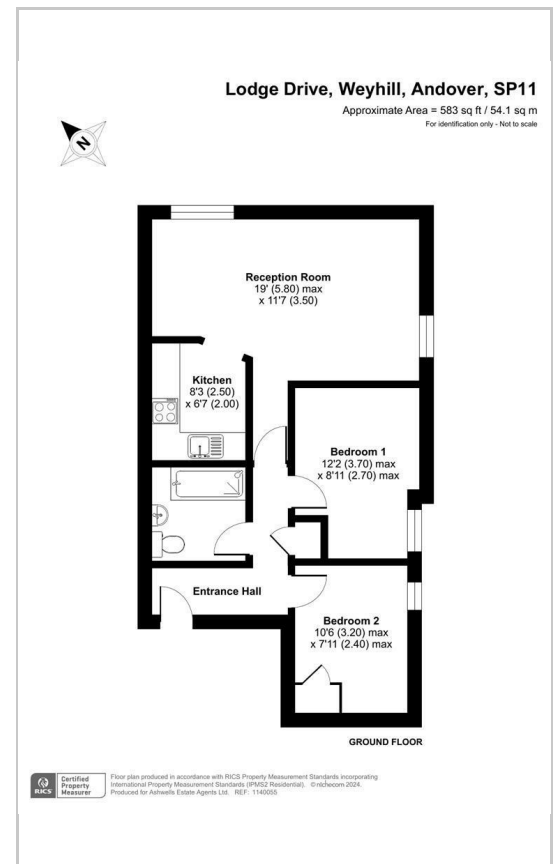
## SERVICES & LEASE INFORMATION

Mains water, drainage and electric are connected. Annual service charge £2694.00. Annual ground rent £100.00. 989 Years remaining on the lease.

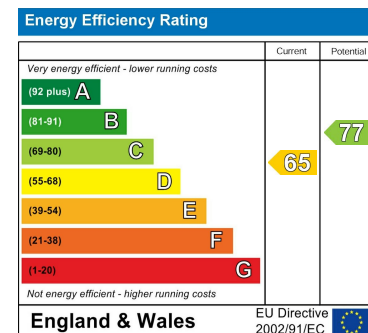
## Area Map



## Floor Plans



## 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.

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