



## 91 Junction Road

Andover, SP10 3JB

Asking Price £165,000



Located on the sought-after Junction Road in Andover, this charming one-bedroom flat is a fantastic opportunity for investors and first-time buyers alike.

Dating back to 1900, this older property has character and history, offering a unique living experience. Boasting 682 sq ft of space, the flat features a cosy reception room, a kitchen with room for appliances, a spacious double bedroom, and a family bathroom. Additionally, the property comes with the added bonus of a private rear garden, perfect for enjoying some outdoor relaxation.

Conveniently situated just a short stroll away from the train station and the town centre, this flat is in an ideal location for easy access to amenities and transportation links. With a rental potential of approximately £875 per month, this property presents a promising investment opportunity with a yield of over 6%.

Don't miss out on the chance to own this delightful flat in a prime location with great potential. Contact Ashwells today to arrange a viewing and secure your piece of Andover's history!





## ENTRANCE

Enter via the front door into the spacious hallway, large understairs storage area and stairs to first floor.

## FIRST FLOOR

Galleried landing, loft access and doors to all principal rooms.

## KITCHEN/BREAKFAST ROOM

Spacious room with large window to side aspect, range of eye and base units with worktop over, stainless steel sink and drainer, breakfast bar, wall mounted boiler, space for cooker, space for fridge/freezer and space for washing machine.

## RECEPTION ROOM

Delightful room with feature fireplace and window to front aspect.

## BATHROOM

Obscure glass window to front aspect, tiled flooring, panelled bath with shower over, hand wash basin, heated towel rail and low level WC.

## BEDROOM

Window to rear aspect, radiator, built in double wardrobe and further built in triple wardrobe.

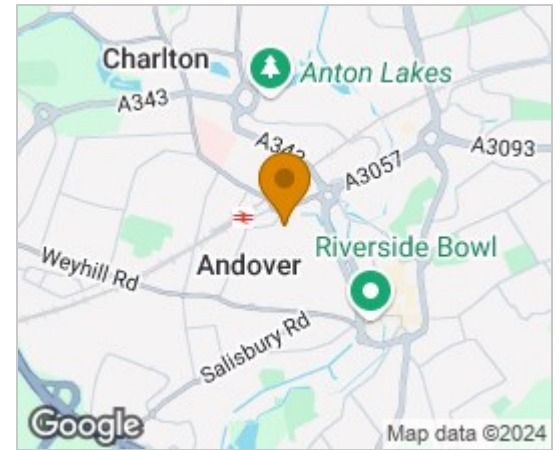
## OUTSIDE

Private rear garden.

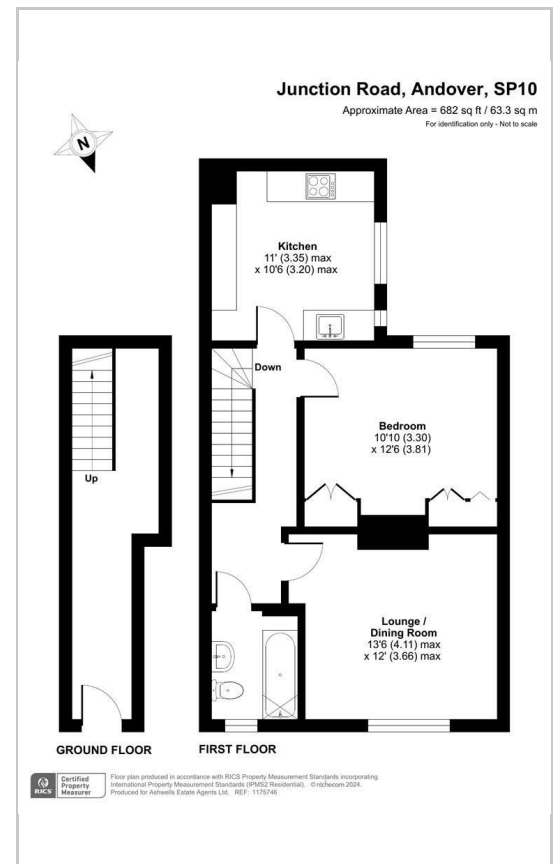
## EPC & COUNCIL TAX & GROUND RENT

Further enhancing its appeal, the flat comes with an Energy Performance Certificate rating of D and falls under Council Tax Band B. The lease details include a ground rent of £160.00 per annum, with no service charges and approximately 88 years remaining on the lease. The leaseholder has also offered the option to apply for a new lease, providing a new term of 990 years from 2024 at a fixed ground rent of £160.00 per annum fixed for the remainder of the old lease term (88.60 years) followed by a nil or peppercorn ground rent for the remainder of the new term.

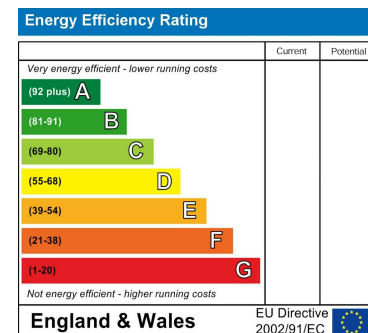
## Area Map



## Floor Plans



## Energy Efficiency Graph



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