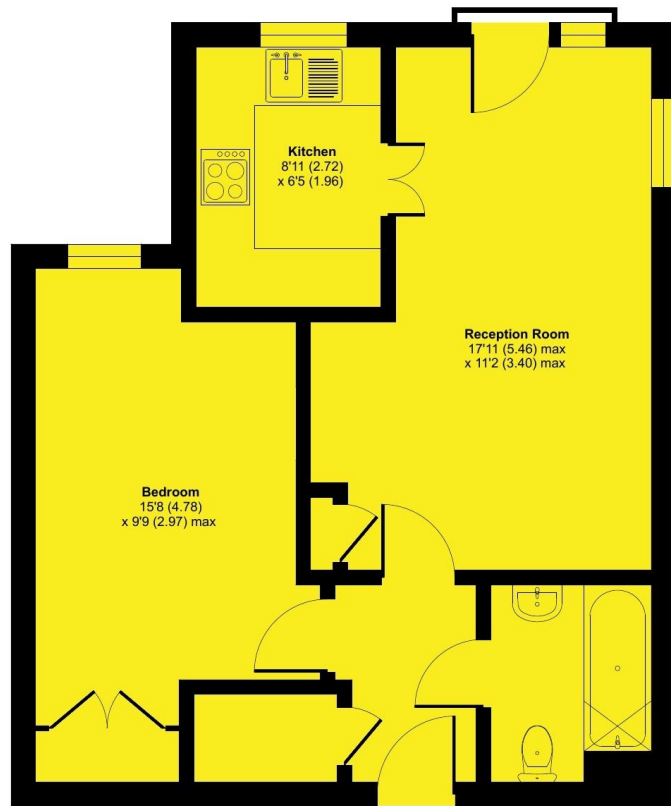


Westfield Court, Old Winton Road, Andover, SP10

Approximate Area = 489 sq ft / 45 sq m
For identification only - Not to scale



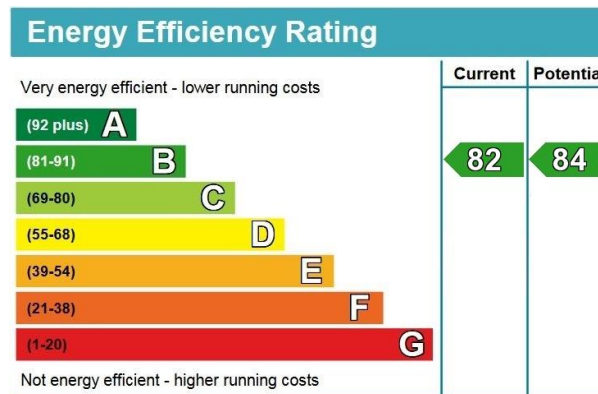
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for Austin Hawk Ltd. REF: 895327



Westfield Court, Andover

Guide Price £99,950 Leasehold



- **First Floor**
- **Sitting Room**
- **Bedroom**
- **Residents' Lounge**
- **Parking**

- **Hallway**
- **Kitchen**
- **Bathroom**
- **Communal Gardens**
- **No Onward Chain**

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION:

This first floor retirement apartment is located close to the town centre and benefits from excellent communal facilities including a residents' lounge, laundry room, guest bedroom and emergency pull cords to all rooms. The accommodation comprises hallway, sitting room, kitchen, bedroom and bathroom. Outside there are communal gardens and communal parking for residents and visitors. No onward chain.

LOCATION:

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.

ACCOMMODATION:

Front door into communal hallway with residents' lounge and lifts to all floors. Door into:

HALLWAY:

Walk-in storage cupboard with hot water tank and shelving. Doors to:

SITTING ROOM:

Window to rear and full length window to side with door to Juliette balcony. Meter/storage cupboard and glazed double doors to:

KITCHEN

Window to side. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset electric hob with extractor over and eye level oven. Integral fridge and freezer.

BEDROOM:

Window to side and fitted wardrobe cupboard with mirror doors.

BATHROOM:

Panelled bath with shower over, WC and vanity unit with wash hand basin.

OUTSIDE:

Outside there are attractive communal gardens including a patio and a parking area for residents and visitors. There is also a bin store and a parking area for mobility scooter.

TENURE:

Leasehold with 125 year lease dated March 2005. Current service charge is approximately £2,575 p/a collected in six monthly instalments. Water rates are included. Ground rent is £395 p/a (fixed until 2028) collected in six monthly instalments.

SERVICES:

Mains water, drainage and electricity are connected. Heating via night storage heaters.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

