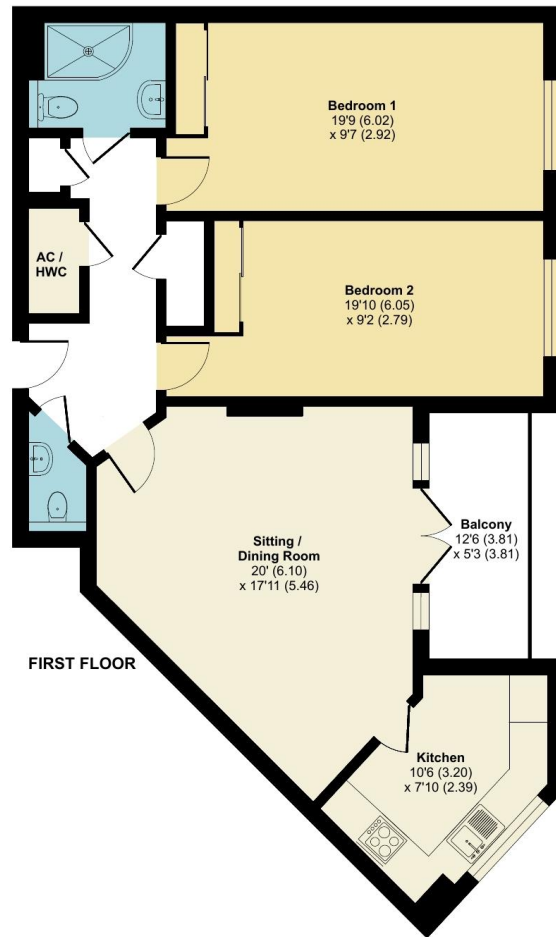


Chantry Lodge, Chantry Street, Andover, SP10

Approximate Area = 916 sq ft / 85 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Austin Hawk Ltd. REF: 1078308



Chantry Lodge, Andover

Guide Price £350,000 Leasehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

- Modern Retirement Flat
- Entrance Hall
- Kitchen
- Balcony
- Shower Room

- 24 Hour Careline System
- Cloakroom
- Living/Dining Room
- 2 Double Bedrooms
- Communal Facilities

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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DESCRIPTION:

Austin Hawk are delighted to bring to market this spacious two bedroom first floor retirement flat. With construction completed in 2016, the accommodation offers modern retirement living with communal facilities on-site to compliment a host of local amenities nearby, given the property's location in the heart of Andover. Communal facilities include a 24-hour Careline system, Owners Rooftop Terrace, Wellbeing Suite, Owners Lounge and Kitchen facility, along with a Guest Suite to accommodate visitors. Chantry Lodge has its own on-site manager available five days a week. There is an applicable age requirement at Chantry Lodge with at least one resident required to be over the age of 60, whilst any second resident must be over the age of 55. The accommodation itself comprises entrance hallway with storage cupboards, cloakroom, kitchen, living/dining room with a large balcony, two double bedrooms and a shower room. Communal parking is to the rear of the building.

LOCATION:

Chantry Street, which starts at the foot of St Mary's church, links Andover's Upper High Street and Marlborough Street with West Street, all one-way thoroughfares. Andover's town centre amenities are literally on the doorstep, whilst Andover College, The Lights theatre, Odeon Cinema, and Leisure Centre are all a short distance away. 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. Open countryside is never far away from Andover with outlying villages to explore in all directions. Chantry Lodge occupies the site that was from 1550, the home to Chantry Cottage which, following a number of years of deterioration, was painstakingly removed and re-built on a site very close by, in front of St Mary's Church.

ENTRANCE HALLWAY:

Centrally located beyond the front door into the flat and surprisingly spacious. Two storage cupboards and an airing cupboard. Careline intercom and doors to:

CLOAKROOM:

WC with concealed cistern, wash hand basin and heated towel rail.

LIVING/DINING ROOM:

French doors to large BALCONY and stone fireplace with electric fire. Access to:

KITCHEN:

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

BEDROOM 1:

Good-sized double bedroom with window to front and fitted wardrobe cupboard.

BEDROOM 2:

Double bedroom with window to front and fitted wardrobe cupboard.

SHOWER ROOM:

Fully tiled. Double walk-in shower cubicle. Vanity cupboard with wash hand basin, WC with concealed cistern and heated towel rail.

OUTSIDE:

There is a communal pedestrian entrance into a foyer on the corner of Chantry Lodge along with gated vehicular access into the courtyard parking area to the rear of the building. A communal garden area is located to the rear of the flat with a patio and an area of lawn bordered by mature hedging and shrubs, all accessible from an external glazed door at the rear of the living/dining room.

TENURE:

Leasehold with 125 year lease commenced 2016. Annual Service Fee of £4537.22 payable in two halves, every six months. Annual Ground Rent of £625.00 payable in two halves, every six months.

SERVICES:

Mains water, drainage and electricity are connected. Heating via wall mounted electric 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.

