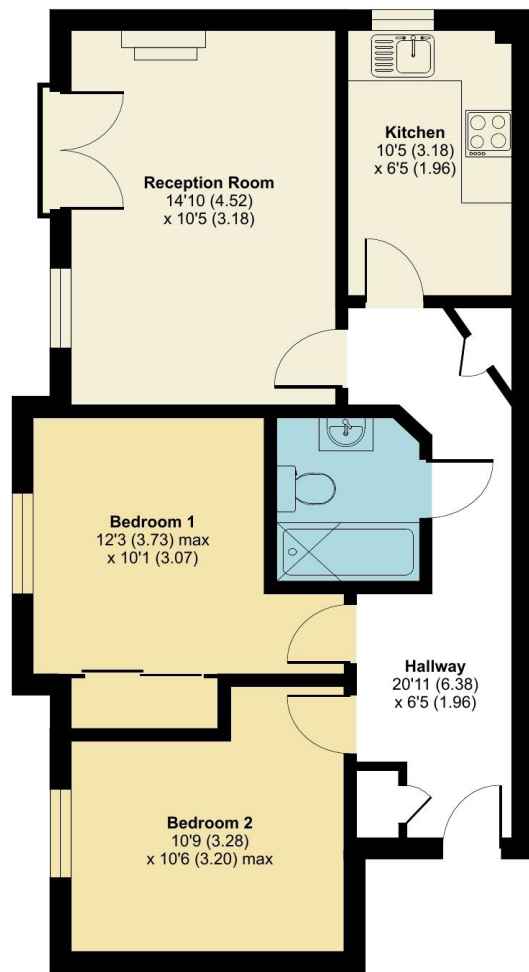


Bentall Place, SP10

Approximate Area = 624 sq ft / 58 sq m
For identification only - Not to scale



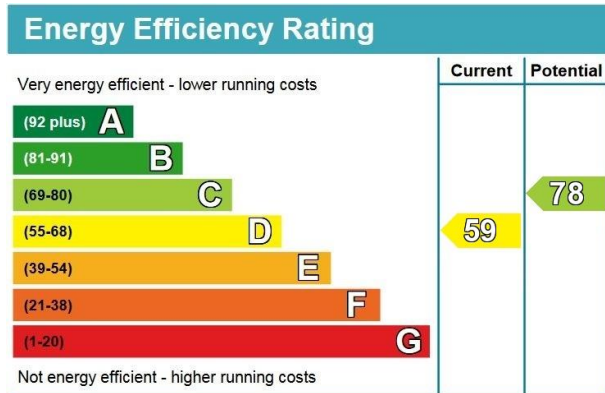
SECOND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Austin Hawk Ltd. REF: 1090109 



Bentall Place, Andover

Guide Price £150,000 Leasehold



- **Top Floor**
- **Kitchen**
- **2 Double Bedrooms**
- **Parking Space**

- **Hallway**
- **Sitting Room**
- **Bathroom**
- **Communal Gardens**

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
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DESCRIPTION:

This top floor apartment occupies a truly town centre location close to local amenities and is offered for sale with no onward chain. The well presented accommodation comprises hallway, sitting room, kitchen, two double bedrooms and a bathroom. Outside there is an allocated parking space and communal gardens. In our opinion this would make a great first time buy or investment purchase.

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:

HALLWAY:

Fitted cupboard, airing cupboard and doors to:

SITTING ROOM:

Window and French doors to side with Juliette balcony, Fireplace with electric fire.

KITCHEN:

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset electric hob with extractor over and oven below. Space and plumbing for washing machine and space for fridge/freezer.

BEDROOM 1:

Window to side and fitted wardrobe cupboard.

BEDROOM 2:

Window to side.

BATHROOM:

Panelled bath, vanity cupboard with wash hand basin, WC, heated towel rail and extractor fan.

OUTSIDE:

There is an allocated parking space and communal gardens.

TENURE & SERVICES:

Leasehold with 976 years remaining. The service charge is £1,220 p/a and the ground rent is £150 p/a. Mains water, drainage and electricity are connected. Heating via electric wall 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.

