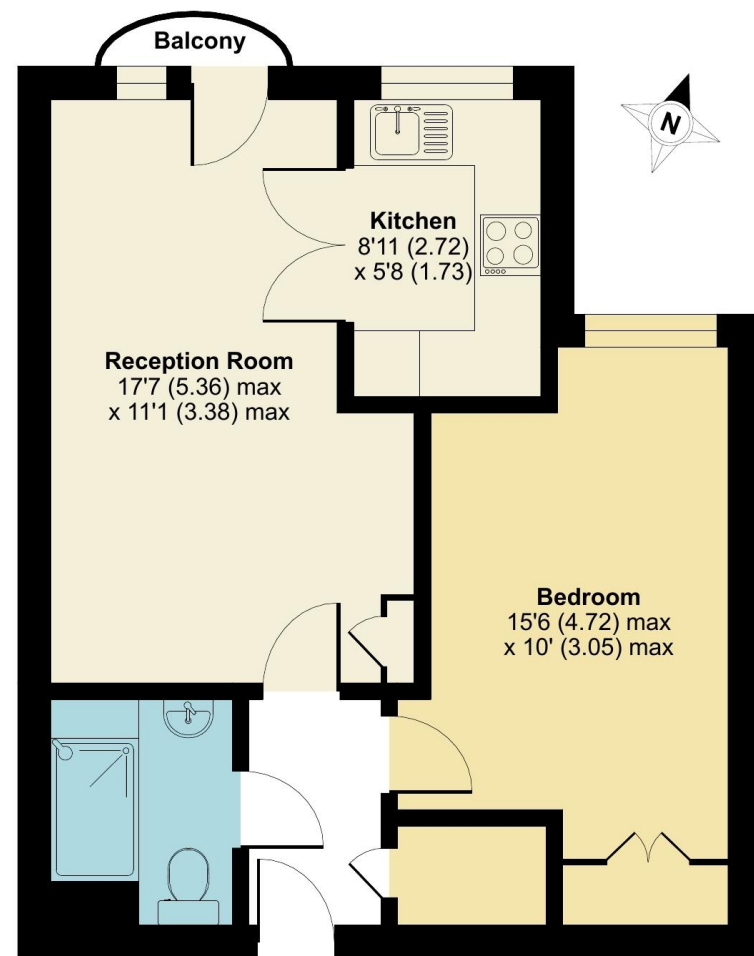


Old Winton Road, Andover, SP10

Approximate Area = 470 sq ft / 43.7 sq m
For identification only - Not to scale



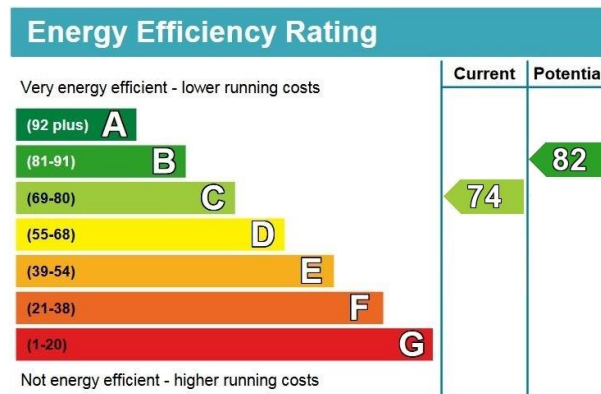
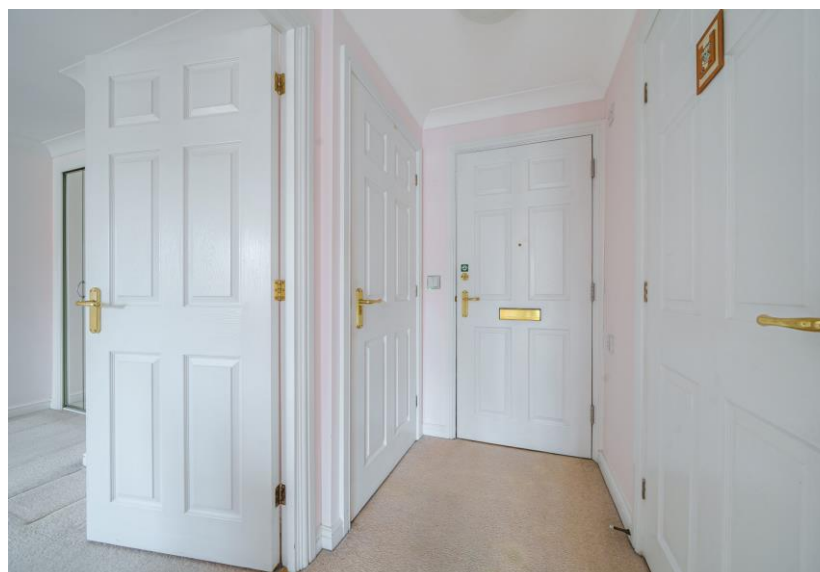
FIRST FLOOR

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Austin Hawk Ltd. REF: 1080022



Westfield Court, Andover

Guide Price £117,500 Leasehold



- First floor
- Kitchen
- Shower Room

- Sitting Room
- Double Bedroom
- 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:

Austin Hawk are delighted to offer this first floor retirement apartment located close to the town centre and benefiting 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, a 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:

HALLWAY :

Large cloaks cupboard with shelving and hot water tank, doors to:

SITTING ROOM :

Rear aspect and Juliette balcony, feature fireplace with electric fire, storage cupboard and door to:

KITCHEN:

Rear aspect. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink and drainer. Inset electric hob with extractor over and eye-level double oven. Integral fridge and freezer.

BEDROOM :

Rear aspect and fitted wardrobe cupboards.

SHOWER ROOM :

Extractor fan, WC, vanity with wash hand basin and shower cubicle.

OUTSIDE:

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

TENURE:

Leasehold with a 125 year lease dated March 2005. Current service charge is £1,470.29 / 6 months payable in March and September. Ground rent is £395 p/a (fixed until 2028) collected in six monthly instalments.

SERVICES:

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

