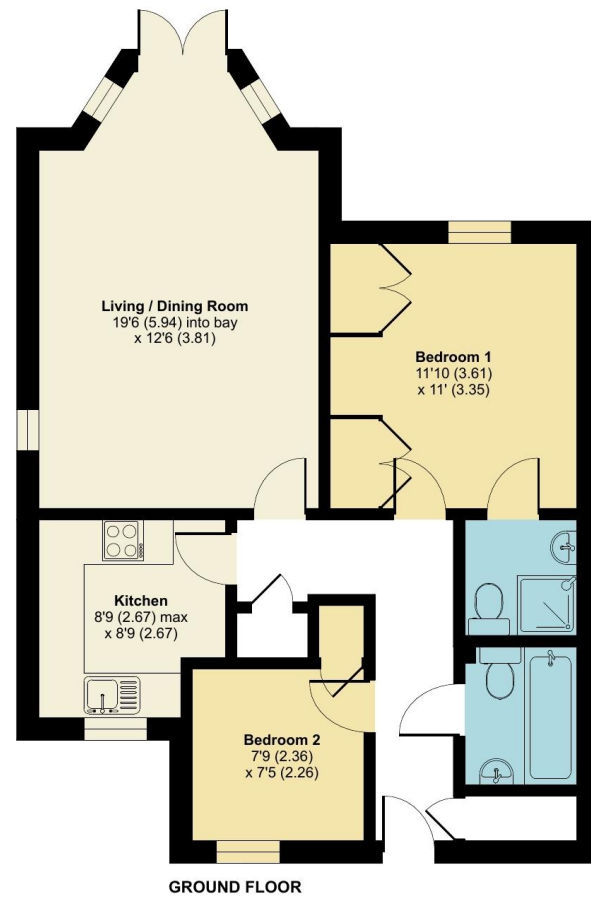


Kilworth Court, Junction Road, Andover, SP10

Approximate Area = 677 sq ft / 62.9 sq m
For identification only - Not to scale

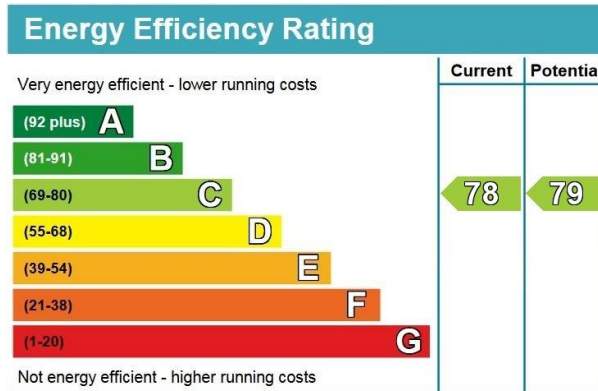


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2024. Produced for Austin Hawk Ltd. REF: 1097273



Kilworth Court, Andover

Guide Price £189,950 Leasehold



- Expansive Living/Dining Room
- Master Bedroom Suite
- Separate Bathroom
- Close to Town Centre Amenities
- Kitchen
- Second Bedroom
- Allocated Parking Space
- Close to Mainline Railway Station

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: This modern ground floor, two-bedroomed flat would make the ideal first home or excellent investment opportunity. The property benefits from a location close to Andover's town centre amenities along with the mainline railway station as well as an allocated parking space. The property comprises an expansive living/dining room, kitchen, master bedroom suite, second bedroom and separate bathroom. As well as a communal entrance, the property can be accessed directly from the parking area via French doors leading into the sitting/dining room. A particular feature of the property is the recently laid Natural Oak Laminate Parquet flooring flowing from throughout the main living space into the hallway.

LOCATION: Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre as well as numerous nearby notable tourist attractions. 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. Junction Road links the Broadway at its southern end and Cross Lane just off Charlton Road at its northern end near the mainline railway station. Junction Road is a no-through road, having been blocked to vehicular traffic at its midpoint at the end of the twentieth century, which, in doing so, put paid to commuters using the route as a quick access route to and from the railway station. Now, Junction Road is a typical quiet residential street with an interesting mix of properties, the earliest of which were constructed in the latter half of the nineteenth century. Just off Junction Road, the area to the west contains a number of residential roads built in an area known as "Victoria Park" after Queen Victoria's Golden Jubilee in 1887.

OUTSIDE: Kilworth Court is set back from Junction Road itself with the front of the complex set aside for allocated parking. A lawned, communal garden wraps around both sides and to the rear of the building. Communal entrances with buzzer entry system into communal hallways leading to internal front doors.

HALLWAY: Natural Oak Laminate Parquet flooring. Door to built-in storage cupboard. Door to walk-in storage cupboard housing consumer unit and electric meter. Radiator. Buzzer entry intercom.

LIVING/DINING ROOM: Natural Oak Laminate Parquet flooring. Good-sized dual aspect living/dining room with window to one side and French doors with full height side windows to the front, providing direct access to the allocated parking area.

KITCHEN: Window to rear. Tiled flooring. Range of eye and base level cupboards and drawers with worksurfaces and matching upstands over. Inset stainless steel sink and drainer. Inset electric hob with extractor over and oven/grill below. Space and plumbing for washer/dryer and dishwasher, space for fridge freezer. Cupboard housing wall mounted gas combi boiler (installed July 2020).

MASTER BEDROOM SUITE: Front aspect double bedroom with doors to two separate, double built in wardrobe cupboards. Door to:

ENSUITE SHOWER ROOM: Shower cubicle, close coupled WC, pedestal hand wash basin and radiator.

BEDROOM TWO: Rear aspect single bedroom. Door to single built in wardrobe cupboard. Radiator.

BATHROOM: Panelled bath with fully tiled bath enclosure. Close coupled WC, pedestal hand wash basin and radiator.

TENURE: Leasehold with approximately 105 years remaining. Annual service charge of £1703.80 (paid quarterly as four x £425.95). Annual ground rent of £200 (paid annually).

SERVICES: Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

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.

