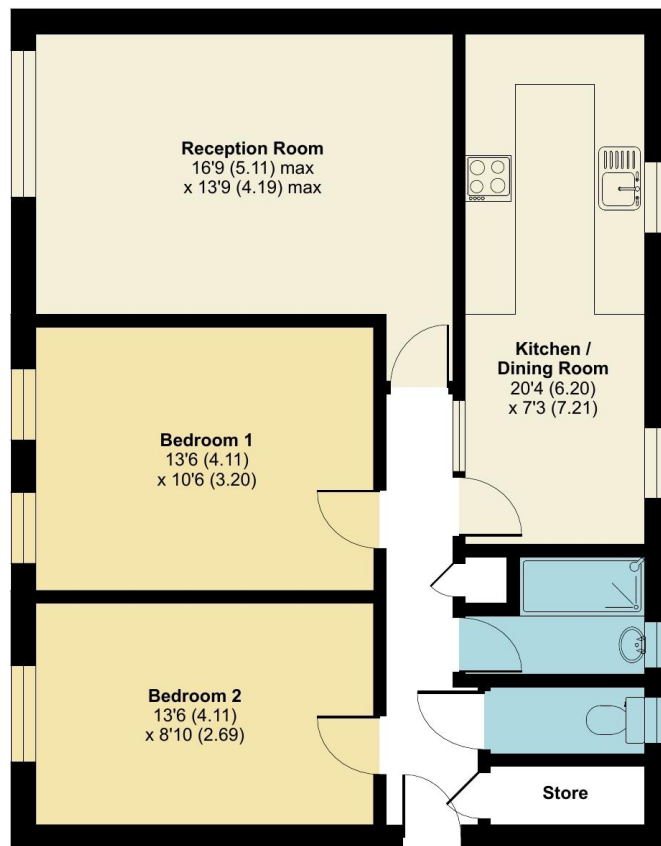


**The Firs, Lynwood Drive, Andover, SP10**

Approximate Area = 766 sq ft / 71.1 sq m  
For identification only - Not to scale



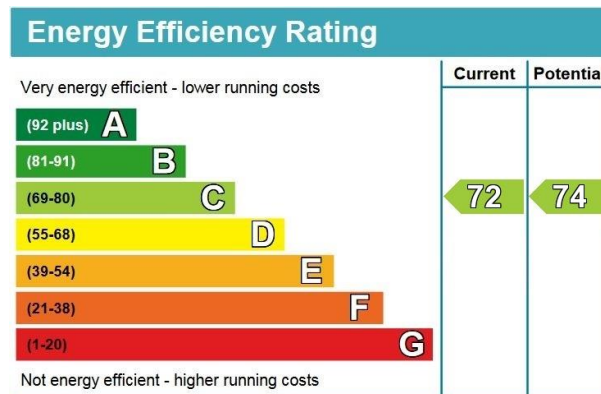
FIRST FLOOR

RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1103290  
austinhawk ESTATE AGENTS



**The Firs, Andover**

**Guide Price £165,000 Leasehold**



- Hallway
- Sitting Room
- Shower Room
- Communal Gardens
- Communal Parking
- Kitchen/Dining Room
- 2 Bedrooms
- Cloakroom
- Communal Laundry Room
- 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 flat located in an established area with access to local amenities and the railway station. The light and airy accommodation comprises hallway, sitting room, kitchen/dining room, two bedrooms, a shower room and separate cloakroom. The property benefits from full use of a laundry room whilst outside there are communal gardens and a residents parking area. In our opinion this would make an ideal first time buy or investment purchase as the property is offered for sale with 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:**

Main door into communal foyer with stairs to first floor and front door into:

**HALLWAY:**

Walk-in cupboard with wall mounted boiler, airing cupboard with hot water tank and shelving, loft access and doors to:

**SITTING ROOM:**

Floor to ceiling window to front overlooking the communal garden.

**KITCHEN/DINING ROOM:**

Window to rear. Range of cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Space for cooker and for fridge/freezer, space and plumbing for washing machine and DINING AREA with window to rear.

**BEDROOM 1:**

Windows to rear overlooking the communal garden.

**BEDROOM 2:**

Window to rear overlooking the communal garden.

**SHOWER ROOM:**

Window to rear. Double shower cubicle and wash hand basin.

**CLOAKROOM:**

Window to rear and WC.

**OUTSIDE:**

There are attractive communal gardens with seating and a laundry room located in the adjacent block for use by the residents. There is also a communal car park for residents and a caretaker who keeps the communal areas clean and tidy.

**TENURE:**

Leasehold with 179 year lease dated 25 March 1979. The service charge is currently approximately £1,500 p/a.

**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.

