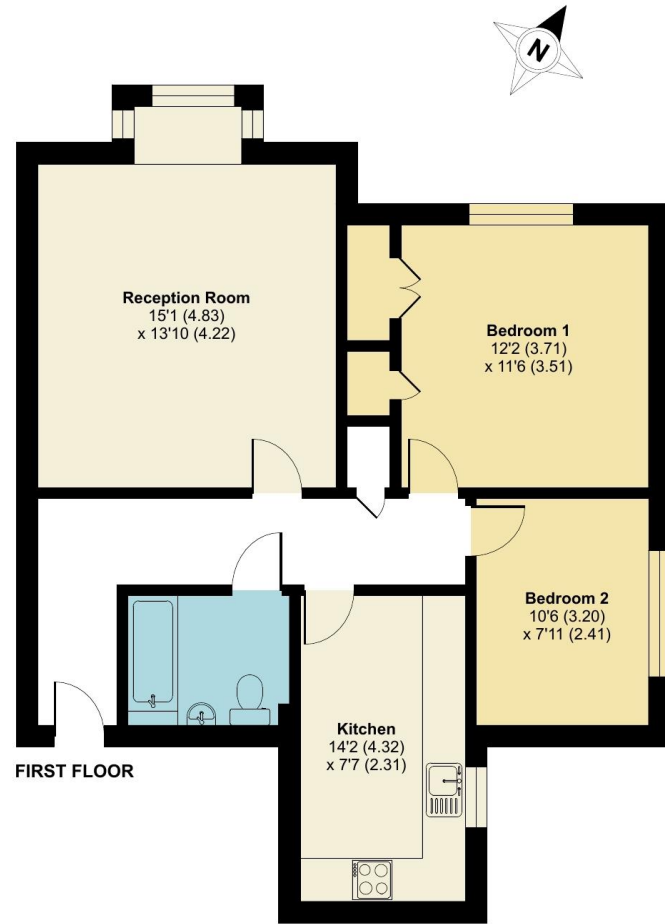


Carters Meadow, Charlton, Andover, SP10

Approximate Area = 771 sq ft / 71.6 sq m
For identification only - Not to scale

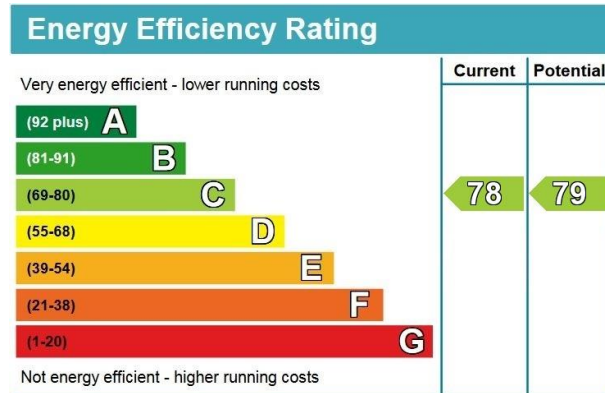


RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1107894
austinhawk ESTATE AGENTS



Carters Meadow, Charlton

Guide Price £180,000 Leasehold



- **First Floor**
- **Sitting/Dining Room**
- **2 Bedrooms**
- **Beautiful Gardens**

- **Hallway**
- **Kitchen/Breakfast Room**
- **Bathroom**
- **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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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 which is offered for sale with no onward chain. The development is close to Andover with excellent transport links to the town centre. There are local shops and a post office within walking distance together with a village pub and church. Shared facilities include well maintained gardens and parking. There is also a resident estate manager on site to offer help and advice during working hours. The accommodation comprises ground floor lobby with a stairlift to the first floor and a front door into hallway, kitchen/breakfast room, spacious sitting/dining room, two bedrooms and a bathroom.

LOCATION:

The village of Charlton lies within minutes of Andover's mainline railway station which runs a direct route to London's Waterloo in approximately an hour and is also minutes from the A303 which offers great road access to both London and the west country locations. Charlton Lakes recreation park is less than a five minute walk away, offering great facilities and lovely walks for both families and active couples. The village also benefits from a local Tesco Express and a well regarded public house. Nearby Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre.

ACCOMMODATION:

Main door into entrance foyer with stairs/stairlift to first floor and front door leading into:

HALLWAY:

Airing cupboard and doors to:

SITTING/DINING ROOM:

Window to rear.

KITCHEN/BREAKFAST ROOM:

Window to side. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and eye level oven. Space and plumbing for washing machine and wall mounted boiler.

BEDROOM 1:

Window to rear and fitted wardrobe cupboards.

BEDROOM 2:

Window to side. Currently used as a dining room.

BATHROOM:

Panelled bath, wash hand basin and WC.

OUTSIDE:

The landscaped grounds are a particular feature of the properties in this development with ponds, streams, bridges and mature trees. There is also communal parking.

TENURE:

Leasehold with a 999 year lease dated June 1989. Currently the annual service charge is approximately £2,500. Pets are considered at the manager's discretion.

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.

