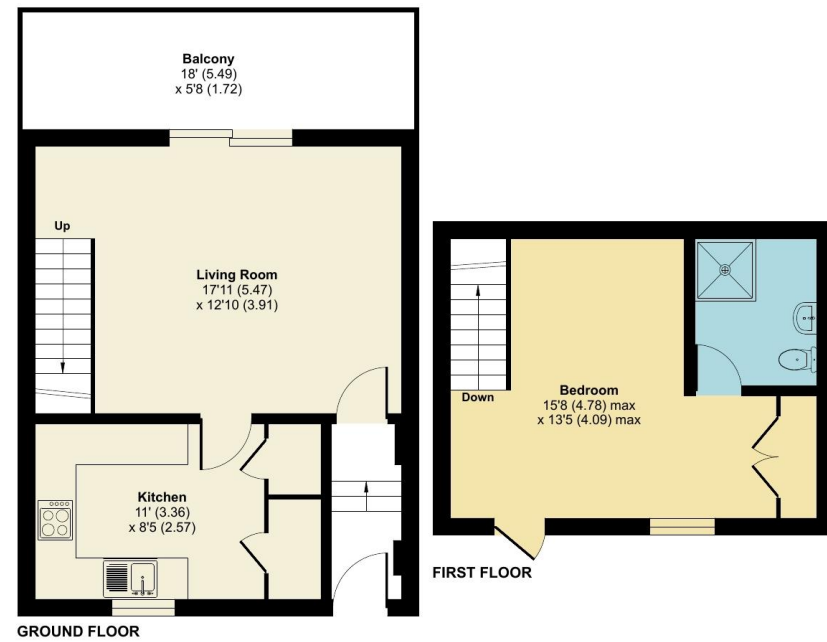


## Tudor Court, Kingsway Gardens, Andover, SP10

Approximate Area = 619 sq ft / 57.5 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). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1115951



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## austinhawk

ESTATE AGENTS



**Tudor Court, Andover**

**Guide Price £68,000 Leasehold**

- Hallway
- Living Room
- Galleried Bedroom
- Communal Parking
- Kitchen
- Balcony
- Shower 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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**DESCRIPTION:**

This top floor flat is located on Kingsway Gardens with an outlook to the front over trees and is offered for sale with no onward chain. The accommodation offers scope for improvement and comprises hallway, kitchen, living room with large balcony and a galleried double bedroom with a shower room.

**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:**

Steps to top floor with front door into:

**HALLWAY:**

Door to:

**LIVING ROOM:**

Stairs to bedroom and patio doors to LARGE BALCONY with a pleasant outlook over a green area and trees. Door to:

**KITCHEN:**

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Space for cooker with extractor over and space for further appliances.

**GALLERIED BEDROOM:**

Window and door to front. Fitted wardrobe cupboard and door to:

**SHOWER ROOM:**

Shower cubicle, wash hand basin and WC.

**OUTSIDE:**

Outside there is communal parking.

**TENURE:**

Leasehold with 84 years remaining on the lease. Annual ground rent of £10 and a monthly service charge of £170.

**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.

