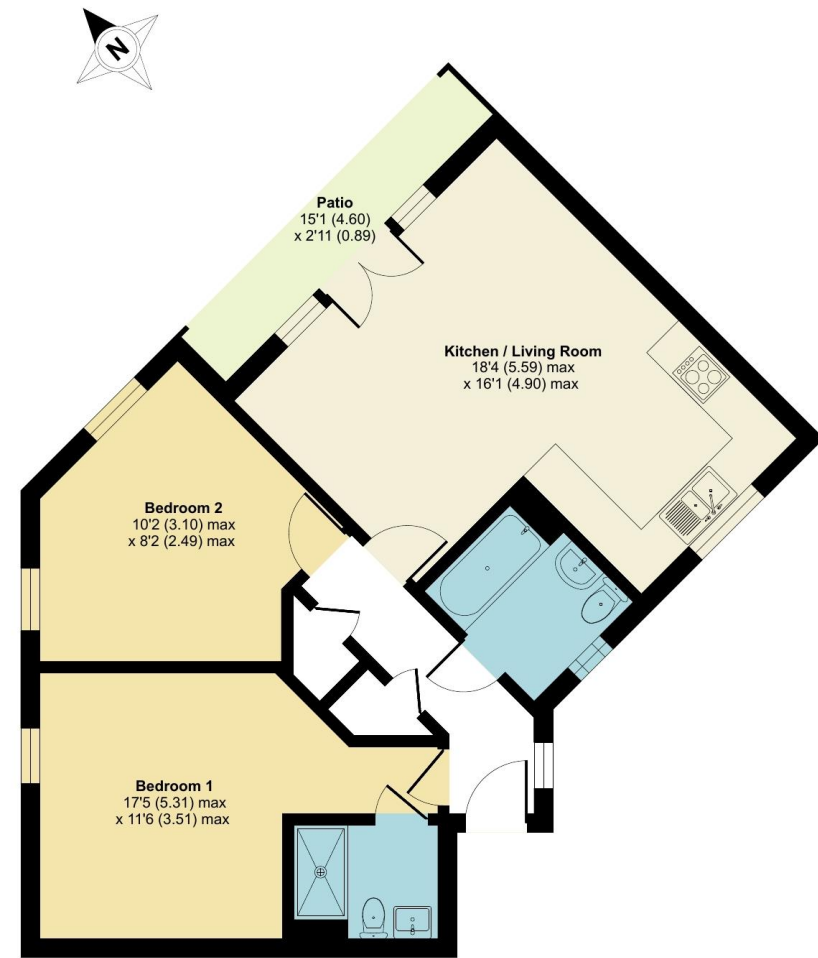


Cashmere Drive, SP11

Approximate Area = 679 sq ft / 63 sq m
For identification only - Not to scale



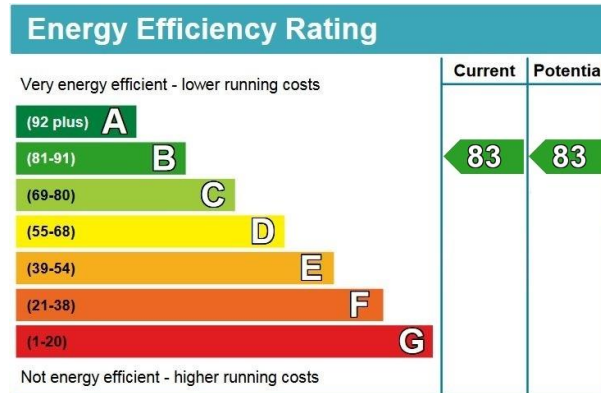
GROUND FLOOR

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: 1119633



Cashmere Drive, Andover

Guide Price £220,000 Leasehold



- **Ground Floor**
- **Kitchen Area**
- **Patio**
- **Ensuite Shower Room**
- **Bathroom**

- **Hallway**
- **Living/Dining Area**
- **Master Bedroom**
- **Bedroom 2**
- **2 Parking Spaces**

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
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DESCRIPTION:

This ground floor flat, located on the popular Saxon Heights development, was built in 2020 and is offered for sale with the remainder of a 10 year NHBC. The modern, light and airy accommodation comprises hallway, open-plan kitchen/sitting/dining room, master bedroom with ensuite shower room, a second bedroom and a bathroom. Outside there are communal grounds, two parking space and lockable bin and bike stores.

LOCATION:

The property is located on the popular Saxon Heights development which benefits from local amenities including shops and schools as well as play parks and green spaces. There is easy access to the town as well as the nearby countryside. 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:

Entry buzzer system into communal entrance lobby with front door into:

HALLWAY:

Window to rear. Two storage cupboards and doors to:

LIVING/DINING AREA:

French doors to patio area and open aspect to:

KITCHEN AREA:

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink and drainer. Inset gas hob with extractor over and eye level double oven. Integral fridge freezer, dishwasher and washer dryer.

MASTER BEDROOM:

Window to front and door to:

ENSUITE SHOWER ROOM:

Double shower cubicle, wash hand basin and WC.

BEDROOM 2:

Windows to front.

BATHROOM:

Panelled bath, wash hand basin and WC.

OUTSIDE:

The front of the property overlooks Cashmere Drive itself with a communal area of lawn and borders and a pathway to a communal front door with modern entry buzzer system. The allocated parking spaces can be found within the car parking area to the rear of the property. Alongside the car parking area is a newly opened area of allotments with residents able to apply to rent an allotment via Andover Town Council. At the front of the block, a path also leads to both bin and bike storage to the side of the communal front door.

TENURE:

Leasehold with 121 years remaining. The annual management fee is currently £1345.00 with the annual ground rent currently £175.00.

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.

