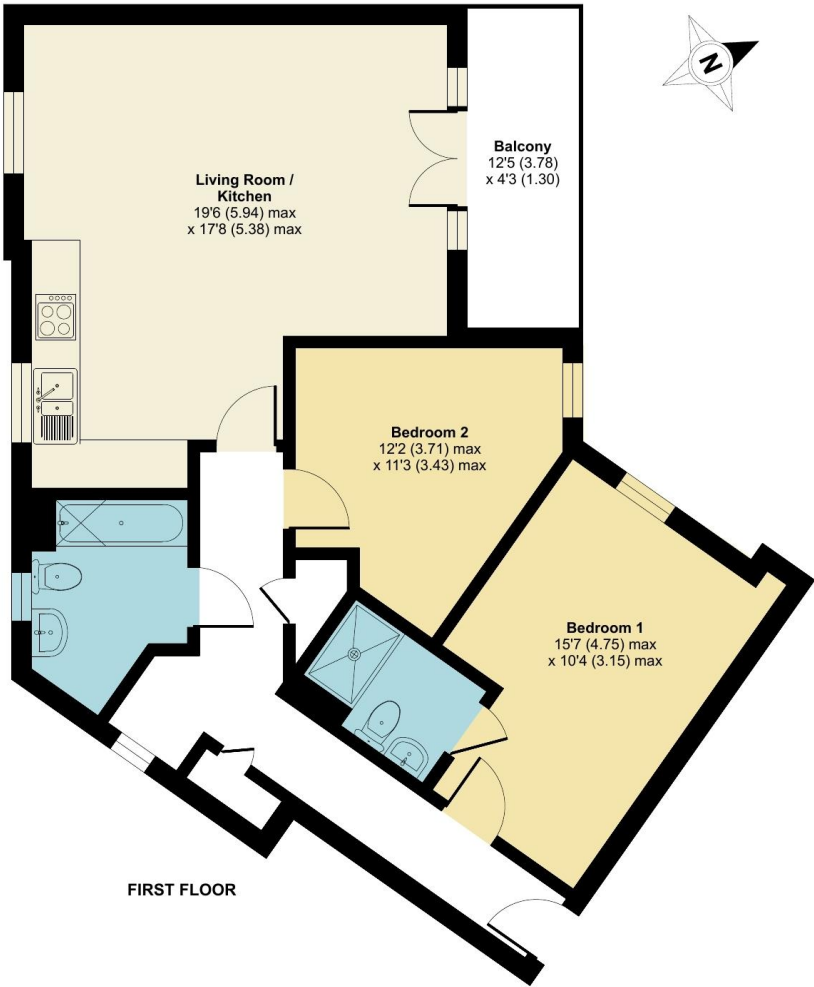


Cashmere Drive, Andover, SP11

Approximate Area = 759 sq ft / 70.5 sq m
For identification only - Not to scale



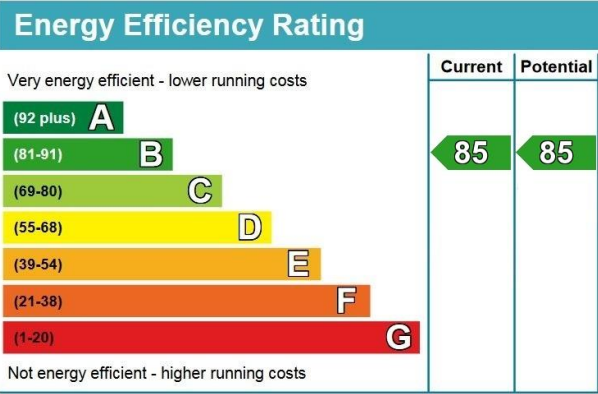
 **Certified Property Measurer**
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1074010

 **austinhawk**
ESTATE AGENTS



Cashmere Drive, Andover

Guide Price £210,000 Leasehold



- **No Onward Chain**
 - **Balcony**
 - **Second Double Bedroom**
 - **2 Allocated Parking Spaces**
 - **Communal Gardens**
- **Kitchen/Living/Dining Room**
 - **Master Bedroom Suite**
 - **Bathroom**
 - **Lockable Bin & Cycle Stores**
 - **Close to Amenities**

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.



DESCRIPTION:

This first 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 warranty. The modern, light and airy accommodation comprises hallway with built-in storage, open-plan kitchen/living/dining room with a balcony, master bedroom with ensuite shower room, second double bedroom and a bathroom. Outside there are communal grounds, two allocated parking spaces and lockable bin and bike stores. The property is being sold with no onward chain and could be the perfect first home or a great investment opportunity.

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. The Augusta Park development that Saxon Heights sits within has many local amenities including schools, a nursery, a Co Op convenience store, fast food outlets, a sports ground and a community centre. Cashmere Drive itself meanders along the southern edge of the development linking with Finkley Farm Road which has recently been opened at its southern end to provide access south of the railway line direct to Walworth Road providing easier access to the Andover's ring road and the A303. The development borders open countryside and the nearby village of Smannell with its public house is a short distance away as is the popular Finkley Down Farm Park.

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. Internally, stairs to all floors. Front door into:

HALLWAY:

Window to the rear. Door to built-in airing cupboard housing wall mounted Ideal Logic ESP1 35 gas combi boiler. Door to built-in storage cupboard housing consumer unit and media hub. Radiator. Intercom Buzzer entry system.

OPEN-PLAN KITCHEN/LIVING/DINING ROOM:

Generous, modern, open-plan space incorporating a rear aspect kitchen with a range of eye and base level cupboards and drawers and worksurfaces over. Inset one and a half bowl stainless steel sink and drainer, inset gas hob with glass splashback, extractor over and oven plus oven/grill below. Integral fridge freezer, integral dishwasher and washer dryer. Open plan to the living area with space for dining and a front aspect living room with French doors opening onto a full width balcony. Full height windows to the side of the French doors.

MASTER BEDROOM SUITE:

Front aspect double bedroom with full height window. Radiator. Door to:

ENSUITE SHOWER ROOM:

Double walk-in shower enclosure, close coupled WC, pedestal hand wash basin and radiator.

BEDROOM TWO:

Front aspect double bedroom with full height window. Radiator.

BATHROOM:

Window to rear. Panelled bath with shower attachment. Close coupled WC, pedestal hand wash basin and radiator.

TENURE:

Leasehold with 122 years remaining. The annual management fee for 2024 is £1327.00 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.

