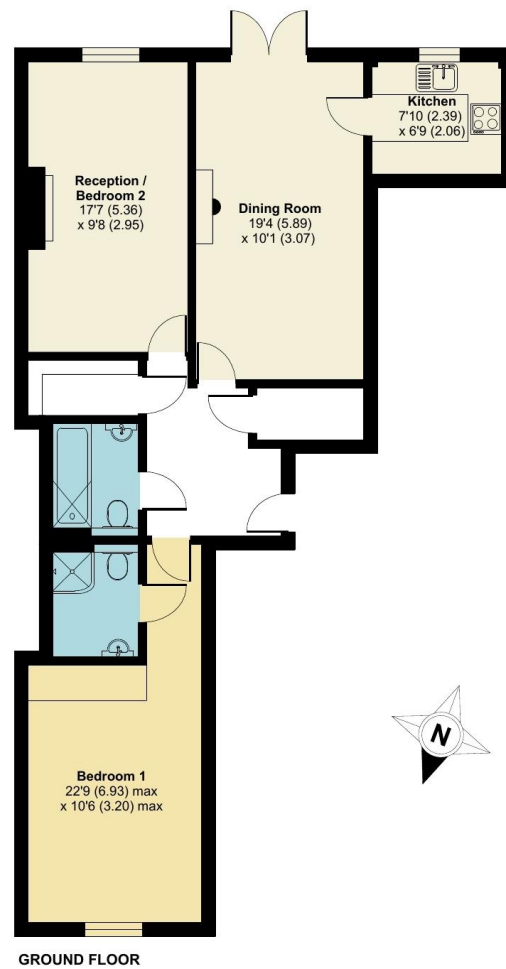


**Chantry Street, Andover, SP10**

Approximate Area = 838 sq ft / 77.8 sq m  
For identification only - Not to scale

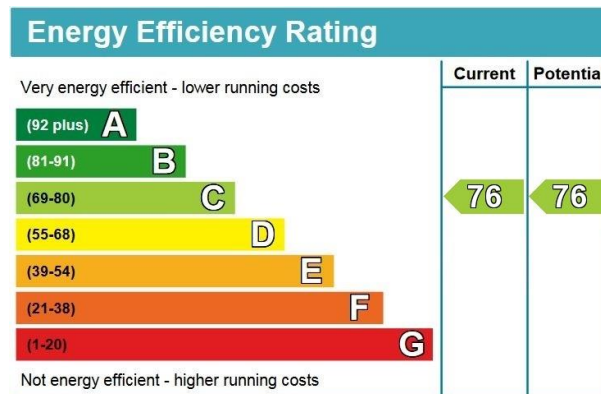


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2023. Produced for Austin Hawk Ltd. REF: 1038086



**Chantry Lodge, Andover**

**Guide Price £279,000 Leasehold**



- Modern Retirement Flat
- Entrance Hallway
- Living/Dining Room
- Second Double Bedroom
- Communal Parking
- 24 Hour Careline System
- Kitchen
- Master Bedroom Suite
- Separate Bathroom
- Communal Facilities

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 bring to market this spacious two-bedroomed ground floor retirement flat. With construction completed in 2016, the accommodation offers modern retirement living with communal facilities on-site to compliment a host of local amenities nearby, given the property's location in the heart of Andover. Communal facilities include a 24-hour Careline system, Owners Rooftop Terrace, Wellbeing Suite, Owners Lounge and Kitchen facility, along with a Guest Suite to accommodate visitors. Chantry Lodge has its own on-site manager available five days a week. There is an applicable age requirement at Chantry Lodge with at least one resident required to be over the age of 60, whilst any second resident must be over the age of 55. The accommodation itself comprises entrance hallway with walk-in storage cupboards, kitchen, living/dining room, master bedroom suite, second double bedroom and separate bathroom. Communal parking is available at the rear of the building.

**LOCATION:** Chantry Street, which starts at the foot of St Mary's church, links Andover's Upper High Street and Marlborough Street with West Street, all one-way thoroughfares. Andover's town centre amenities are literally on the doorstep, whilst Andover College, The Lights theatre, Odeon Cinema, and Leisure Centre are all a short distance away. 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. Open countryside is never far away from Andover with outlying villages to explore in all directions. Chantry Lodge occupies the site that was from 1550, the home to Chantry Cottage which, following a number of years of deterioration, was painstakingly removed and re-built on a site very close by, in front of St Mary's Church.

**OUTSIDE:** There is a communal pedestrian entrance into a foyer on the corner of Chantry Lodge along with gated vehicular access into the courtyard parking area to the rear of the building. A communal garden area is located to the rear of the flat with a patio and an area of lawn bordered by mature hedging and shrubs, all accessible from an external glazed door at the rear of the living/dining room.

**ENTRANCE HALLWAY:** Centrally located beyond the front door into the flat and surprisingly spacious. Door to walk-in storage room, currently used as a pantry. Door to walk in airing cupboard housing hot water cylinder, consumer unit and electric meter. Wall mounted heater and wall mounted Careline intercom.

**LIVING/DINING ROOM:** External glazed door accessing the patio in the communal garden area to the rear. (3 Chantry Lodge has a private access right to the patio area). Electric fire on stone hearth with matching surround and mantle. Wall mounted heater. Door to:

**KITCHEN:** Window to rear. Range of eye and base level cupboards and drawers with worksurfaces over. Inset stainless steel sink and drainer, inset electric hob with extractor over and tiled splashback. Eye level built in oven and grill. Integral dishwasher, integral fridge freezer.

**MASTER BEDROOM SUITE:** Good-sized double bedroom with window to front. Wall mounted heater. Double sliding mirrored doors to built-in wardrobe storage. Door to:

**EN-SUITE SHOWER ROOM:** Fully tiled. Double walk-in shower cubicle. Concealed cistern WC and vanity hand wash basin with vanity storage cupboard below. Heated towel rail.

**BEDROOM TWO:** Double bedroom with window to rear. Wall mounted heater. Currently used as a separate living room by the present owner.

**BATHROOM:** Fully tiled. Panelled bath with shower over. Vanity hand wash basin with vanity cupboard storage below. Concealed cistern WC and heated towel rail.

**TENURE & SERVICE:** Leasehold with 118 years remaining (125-year lease commenced in 2016). Speak to Austin Hawk in regards to the Ground Rent & Service Charge details.

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.

