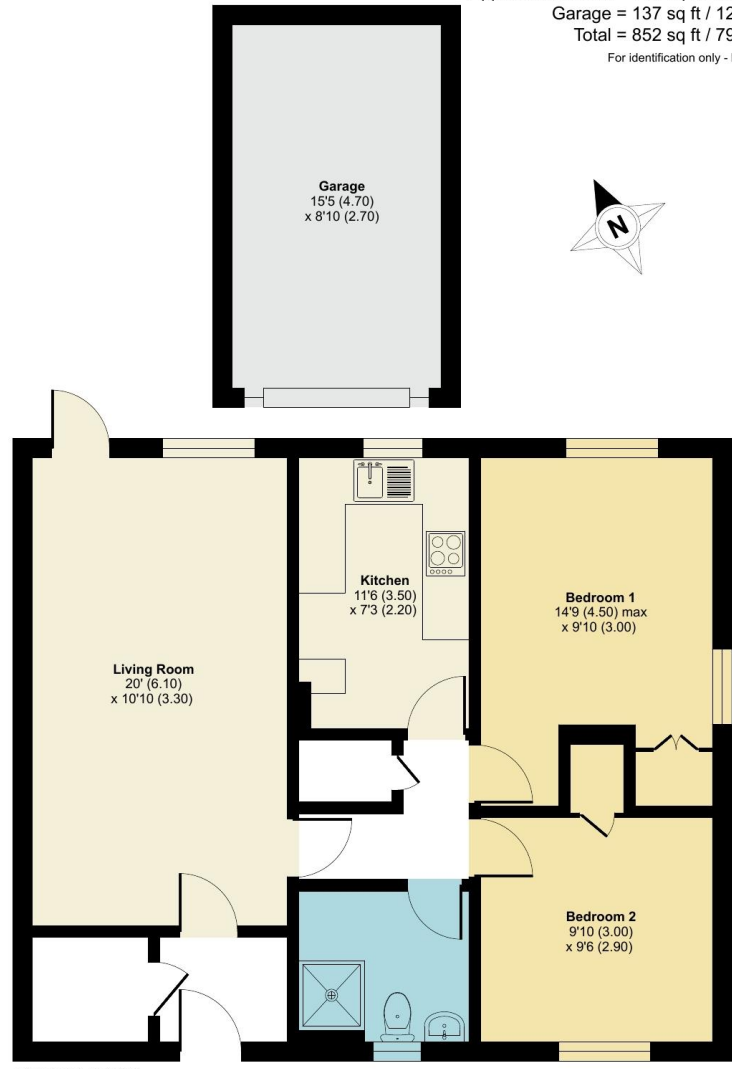


Grafton House, Western Road, Andover, SP10

Approximate Area = 715 sq ft / 66.4 sq m
 Garage = 137 sq ft / 12.7 sq m
 Total = 852 sq ft / 79.1 sq m
 For identification only - Not to scale

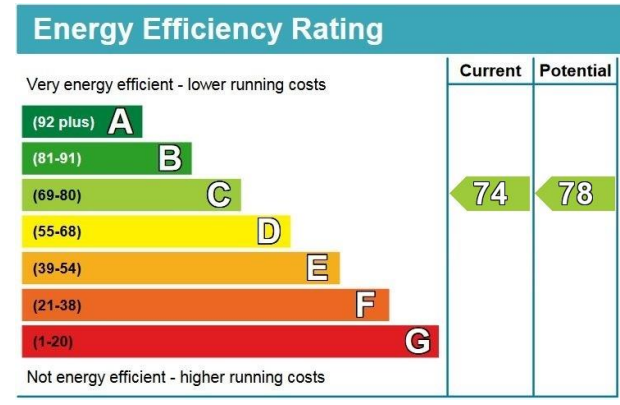


GROUND FLOOR
 RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Austin Hawk Ltd. REF: 1142009
 austinhawk ESTATE AGENTS



Grafton House, Andover

Guide Price £160,000 Leasehold



- No Onward Chain
- Living Room
- Two Double Bedrooms
- Built-in Storage
- Close to Amenities

- Entrance Hallway
- Kitchen
- Shower Room
- Garage & Allocated Parking
- Close to Mainline Railway Station

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: Deceptively spacious, this two double-bedroomed, ground floor flat is located close to Andover's town centre and is just half a mile from Andover's mainline railway station. The property not only benefits from an excellent location, close to Andover's town centre amenities but also boasts an allocated parking space and a garage. The accommodation comprises entrance hallway, living room, kitchen, two double bedrooms and a shower room. The property is available with No Onward Chain.

LOCATION: Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre as well as numerous nearby notable tourist attractions. The mainline railway station is just half a mile from the property and 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 property itself fronts onto Western Road, just east of the junction of the start of Weyhill Road and Salisbury Road with Andover's High Street, less than half a mile away. Vehicular access to the property is from Leicester Place, via Suffolk Road.

OUTSIDE: The front of Grafton House is set back from Western Road with an undulating lawned communal area and a small patio adjacent to the front of the property. The allocated parking, garage and communal entrance are all located at the end of Leicester Place to the rear of Grafton House where there is a communal front door into a communal hallway with access to all flats. Front door into:

ENTRANCE LOBBY: Door to walk-in storage room housing consumer unit and utility meters. Fitted shelving. Door to:

LIVING ROOM: Very good-sized living room with a window and external door to the front. Radiators. Door to:

CENTRAL HALLWAY: Door to built-in storage cupboard. Doors to:

KITCHEN: Front aspect kitchen with a range of eye and base level cupboards and drawers with worksurfaces over. Tiled flooring. Inset stainless steel sink and drainer, space for free-standing cooker, space and plumbing for washing machine and either a dishwasher or tumble dryer, space for fridge freezer.

BEDROOM ONE: Good sized, dual aspect, double bedroom with windows to the front and to one side. Double doors to built-in wardrobe cupboard. Radiator.

BEDROOM TWO: Double bedroom with window to the rear. Door to built-in wardrobe cupboard. Radiator.

SHOWER ROOM: Window to the rear. Tiled flooring. Shower enclosure, close coupled WC, pedestal hand wash basin and radiator.

TENURE: Leasehold with 950 years remaining (999-year lease commenced in 1975). Service charge is currently £1,969.84 per annum payable in two instalments every 6 months. The ground rent is fixed at £12 per annum.

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.

