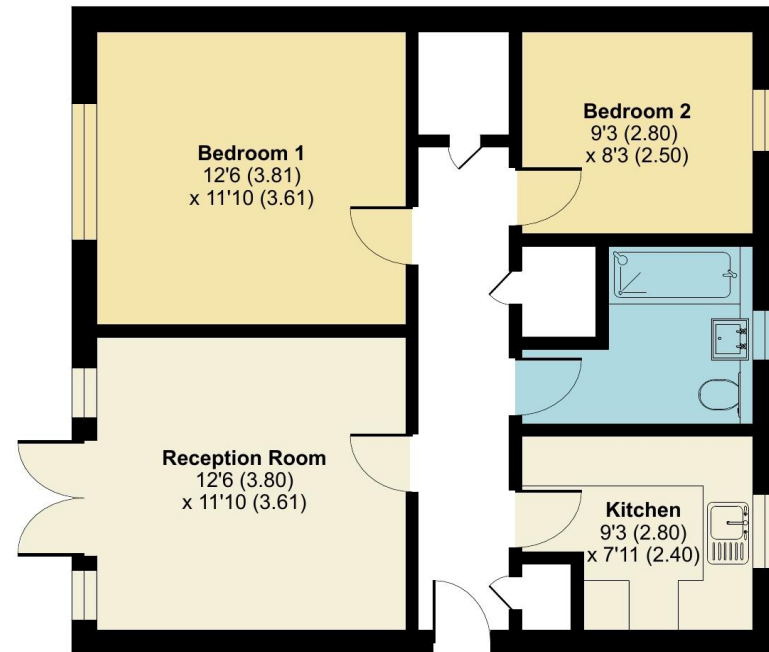


St. Mary Bourne, Andover, SP11

Approximate Area = 640 sq ft / 59.5 sq m
For identification only - Not to scale



GROUND FLOOR

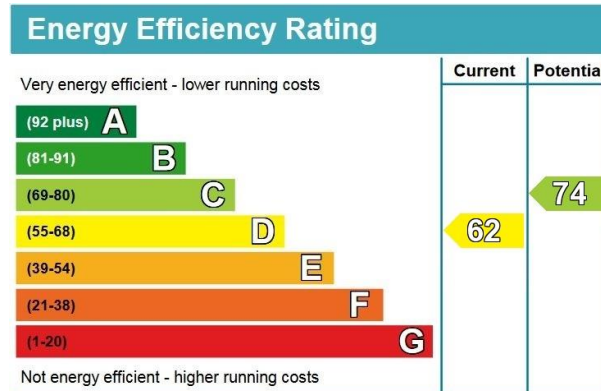


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Austin Hawk Ltd. REF: 1137865



Queens Cottages, St Mary Bourne

Guide Price £150,000 Leasehold



- No Onward Chain
- Communal Entrance
- Kitchen
- Two Double Bedrooms
- Communal Gardens & Parking

- Desirable Village Location
- Hallway
- Living Room
- Bathroom
- 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.

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DESCRIPTION: Available to the property market with No Onward Chain, this two-bedroomed, ground floor flat is located in the sought-after village of St Mary Bourne. The property, constructed in 1991, has the potential to be the perfect first home with the accommodation itself comprising a communal entrance, hallway with built-in storage, living room, kitchen, two double bedrooms and a bathroom. Outside, there is a communal garden that wraps around the building with communal parking available adjacent to the highway.

LOCATION: St Mary Bourne is a thriving village located in the heart of the Bourne Valley within the North Wessex Downs National Landscape. The village itself offers numerous local amenities including a state-of-the-art Village and Community centre on the banks of the village lake with various sports and community facilities available. Alongside is a recently refurbished village shop which includes a coffee shop and post office whilst the village can also boast a GP Surgery, Primary School, Church and two public houses. Nearby are the towns of Whitchurch and Andover, both offering wider amenities and both on the main Exeter to Waterloo railway line with commuters' times to London around the hour. Queens Cottages can be found on the northwestern edge of St Mary Bourne, halfway between Gangbridge Lane and Egbury Castle Lane.

OUTSIDE: Queens Cottages are accessed by footpaths to two sides of the building that lead from the highway, with communal lawned gardens bordered by mature hedging. A path leads to the communal entrance hallway with stairs to the first floor and access to all flats. Front door into:

HALLWAY: Buzzer entry intercom. Door to built-in storage cupboard housing consumer unit and electric meter. Double doors to built-in airing cupboard housing hot water cylinder. Door to walk-in storage room. Doors to:

LIVING ROOM: Good sized side aspect living room. French doors opening out to the main area of the communal garden with a small patio area adjacent. Full height glazing to either side of the French doors. Two wall mounted electric storage heaters.

KITCHEN: Window to one side. Range of eye and base level cupboards and drawers with work-surfaces over and tiled splashbacks. Inset stainless steel sink and drainer. Space for freestanding electric cooker, space and plumbing for a washing machine and space for an under-counter fridge and freezer.

BEDROOM ONE: Good sized, side aspect double bedroom. Wall mounted electric storage heater.

BEDROOM TWO: Small double bedroom with a window to the side. Wall mounted electric heater.

BATHROOM: Window to the side. Panelled bath with Triton electric shower over. Concealed cistern WC, hand wash basin, electric heated towel rail and wall mounted electric fan heater.

TENURE: Leasehold with 92 years remaining of a 125-year lease that commenced in February 1991. Ground rent = £10 per annum. Management Fee = £630.84 per annum.

SERVICES: Mains water, drainage and electricity are connected. Heating via night storage heaters with an Economy 7 overnight tariff.

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.

