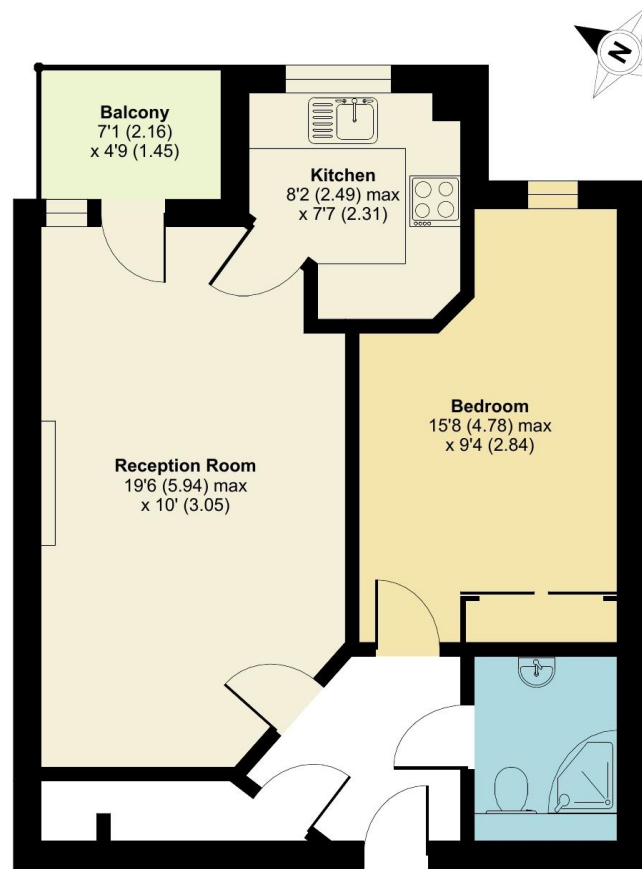


Chantry Lodge, Chantry Street, Andover, SP10

Approximate Area = 502 sq ft / 46.6 sq m
For identification only - Not to scale



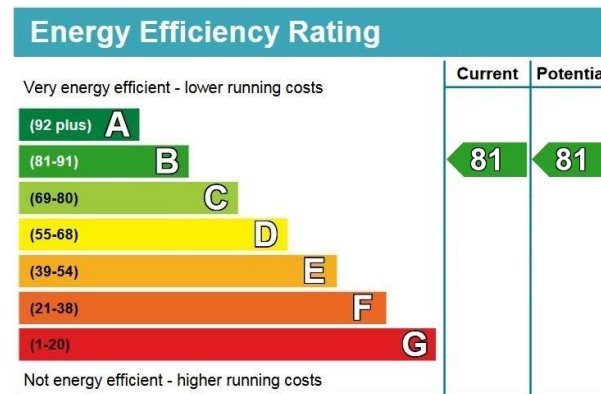
THIRD FLOOR

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: 1160761



Chantry Lodge, Andover

Guide Price £174,000 Leasehold



- Modern Retirement Flat
- Entrance Hallway
- Kitchen
- Bathroom
- Extensive Communal Facilities

- 24 Hour Careline System
- Living/Dining Room
- Double Bedroom
- Residents Parking
- 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: Attractively priced, this light and airy, single-bedroomed retirement flat sits on the third floor of the Chantry Lodge retirement complex. 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 an entrance hallway with a walk-in airing cupboard, kitchen, living/dining room, double bedroom and a bathroom. Residents' parking is conveniently located to 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 rebuilt 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, surrounded by communal garden areas. Ramped pedestrian access at the front of the building opens into the entrance foyer and residents lounge with lift access to all floors.

ENTRANCE HALLWAY: The front door of the property is located at the end of a corridor on the third floor and opens into the entrance hallway with doors to all rooms and a door to a walk-in airing cupboard housing the hot water cylinder, consumer unit and electric meter.

LIVING/DINING ROOM: Good sized, light and airy living/dining room with an external door and glazed side panel to the rear leading to a balcony with views across to St Mary's church. Electric wall mounted heater and feature electric fire set on a stone hearth with matching surround and mantle. Space for dining. TV and telephone connections. Internal glazed door to:

KITCHEN: Window to the rear. Range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer, inset electric hob with extractor over. Built-in, eye level oven/grill, integral dishwasher, integral under-counter fridge and freezer. Wall mounted electric fan heater.

BEDROOM: Double bedroom with a window to the rear and views across to St Mary's church. Double sliding doors to built-in wardrobe storage. Wall mounted electric heater. TV and telephone connections.

BATHROOM: Fully tiled walls. Double walk-in shower enclosure. Concealed cistern WC and vanity hand wash basin with cupboard below. Wall mounted, mirrored storage cup and heated towel rail.

TENURE: Leasehold with 117 years remaining (125-year lease commenced in 2016).

SERVICES: Annual ground of £800 and management fee of £2842.84. The management fee includes the Careline system, buildings insurance, water rates, air sourced heating, communal cleaning, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

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.

