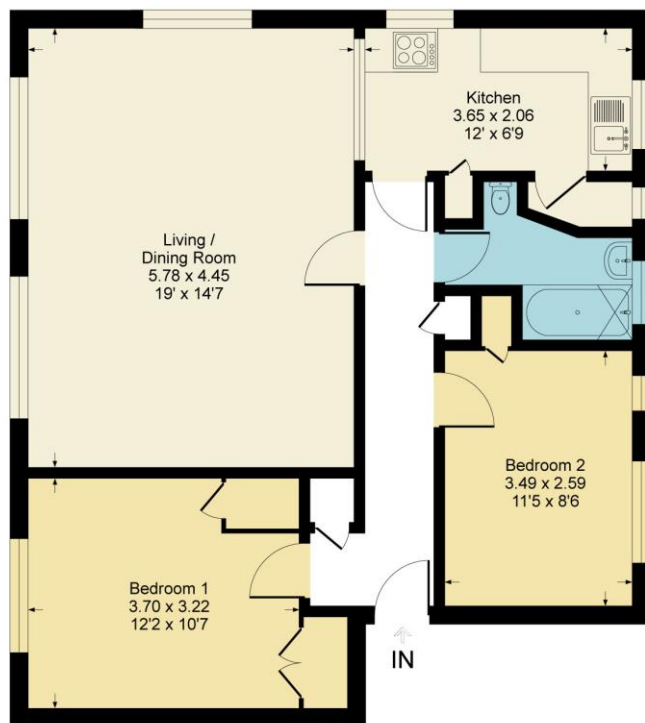
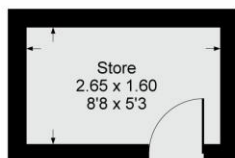


**Shepherds Row, SP10**  
 Approximate Gross Internal Area = 71 sq m / 767 sq ft  
 Approximate Outbuilding Internal Area = 4 sq m / 46 sq ft  
 Approximate Total Internal Area = 75 sq m / 813 sq ft



**Second Floor**

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



**Shepherds Row, Andover**

**Guide Price £170,000 Leasehold**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	69
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

- Spacious Top Floor Flat
- Living/Dining Room
- Two Double Bedrooms
- Lockable Store Room
- Close to Amenities

- Hallway
- Kitchen
- Bathroom
- Communal Parking
- Close to Open Countryside

**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:** This deceptively spacious top floor flat has a dual aspect that provides panoramic views back across Andover. The property benefits from a tranquil location on the southern edge of the town with the well-presented accommodation comprising a hallway, generous living/dining room, kitchen, two double bedrooms and a bathroom. Originally constructed during the 1960s with a warm air heating system, the current vendor has installed a fully plumbed, gas central heating system during their tenure in recent years. The property also has a lockable store located on the ground floor.

**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. Shepherds Row Road can be found between Micheldever Road and Highlands Road with good access to the town centre, local schools and the nearby historic Ladies Walk giving footpath access to open countryside and Harewood Forest beyond.

**ACCOMMODATION:** Communal door with buzzer entry system into an entrance lobby with stairs to all floors and stairs down to the lockable storerooms. Front door into:

**HALLWAY:** Wall mounted cupboard housing electric meter. Door to built-in, low level storage cupboard. Door to separate built-in storage cupboard. Radiator. Doors to:

**LIVING/DINING ROOM:** Spacious dual aspect living room with space for dining. Windows to both the rear and one side providing far reaching views to the north and west across Andover. Radiator.

**KITCHEN:** Dual aspect kitchen with windows to the front and to the side. A range of eye and base level cupboards and drawers with worksurfaces over including matching upstands with tiled splashbacks. Inset stainless steel sink and drainer, space for a free-standing electric cooker, space for a fridge freezer and space for a washing machine. Door to built-in cupboard housing a gas combi boiler. Door to built-in larder cupboard.

**BEDROOM ONE:** Double bedroom with a window to the rear. Double doors to built in wardrobe storage and a door to a separate single wardrobe cupboard. Radiator.

**BEDROOM TWO:** Front aspect double bedroom. Door to built-in wardrobe cupboard. Radiator.

**BATHROOM:** Window to the front. Fully tiled walls. Panelled bath with electric shower over, close coupled WC, pedestal hand wash basin and heated towel rail.

**TENURE:** Leasehold with 94 years of the lease remaining. The ground rent is £10 per annum and is included within the annual management fee, currently £1447 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.

