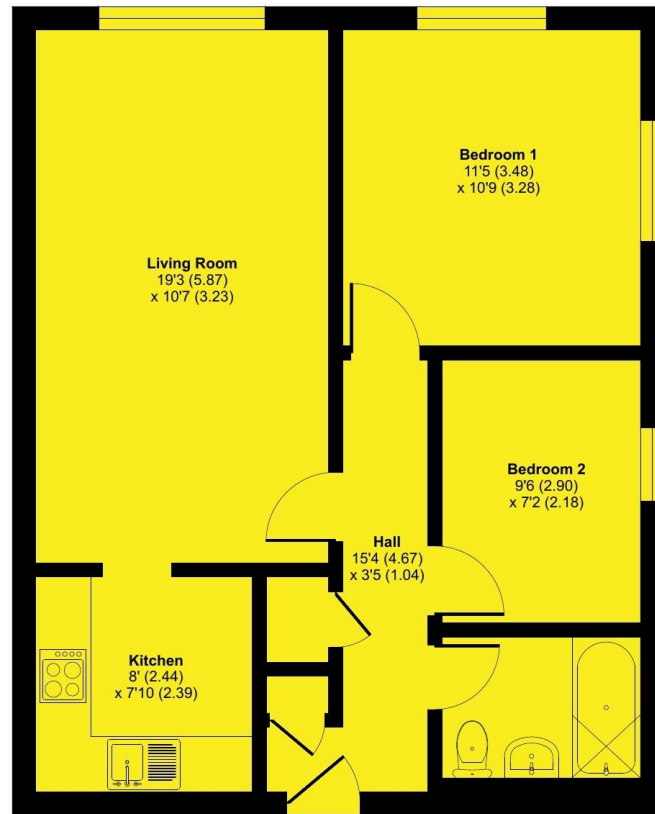




Garden Close, Andover, SP10

Approximate Area = 600 sq ft / 56 sq m
For identification only - Not to scale



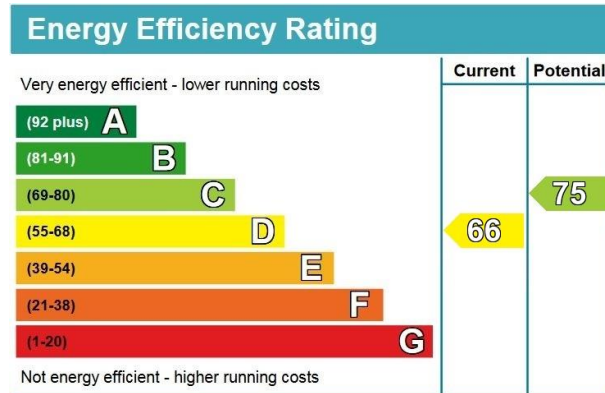
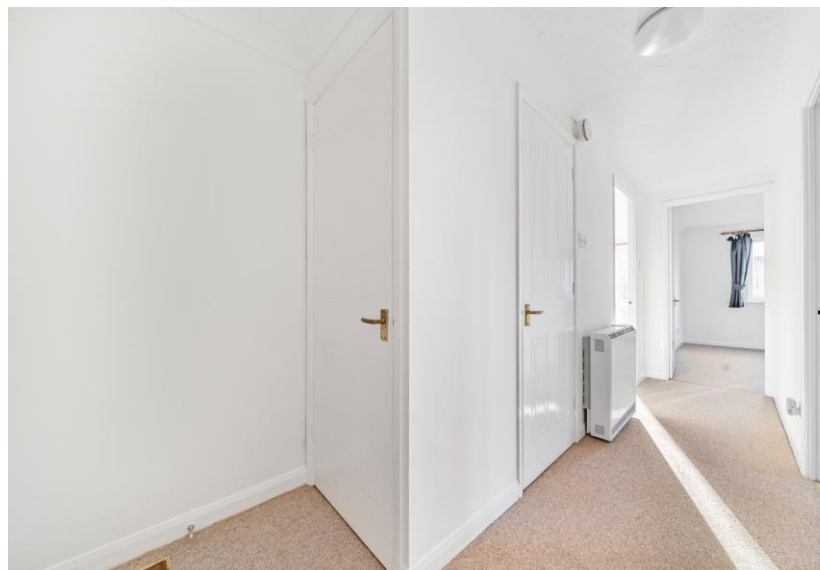
GROUND FLOOR


 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Austin Hawk Ltd. REF: 938198
 



Garden Close, Andover

Guide Price £144,000 Leasehold



- Hallway
- Kitchen
- Bathroom
- Communal Grounds

- Sitting Room
- 2 Bedrooms
- 2 Parking Spaces
- No Onward Chain

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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION:

This ground floor a flat is located within walking distance of the town and is offered for sale with NO ONWARD CHAIN. The accommodation comprises hallway with cloaks cupboard and linen cupboard, sitting room, kitchen, two bedrooms and a bathroom. Outside there are two allocated parking spaces and communal grounds.

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.

ACCOMMODATION:

Main door into entrance lobby and front door into:

HALLWAY:

Entry buzzer system, cloaks cupboard and airing cupboard with hot water tank and shelving. Doors to:

SITTING ROOM:

Window to rear and open access to:

KITCHEN:

Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset electric hob with extractor over and oven below. Space and plumbing for washing machine and space for further appliance.

BEDROOM 1:

Windows to side and rear.

BEDROOM 2:

Window to side.

BATHROOM:

Panelled bath with hand held shower attachment, wash hand basin and WC.

OUTSIDE:

There are two allocated parking spaces and communal grounds.

TENURE:

Leasehold with 67 years remaining on the lease although the vendor has indicated that he would be willing to extend this to 125 years.

The ground rent is £50 p/a - currently paid as £25 every 6 months. This would increase to £200 p/a if the lease is extended.

The management fees are currently £1,559.02 p/a - also paid every 6 months.

SERVICES:

Mains water, drainage and electricity are connected. Heating via Economy 7 heaters which were replaced 3 years ago.

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.

