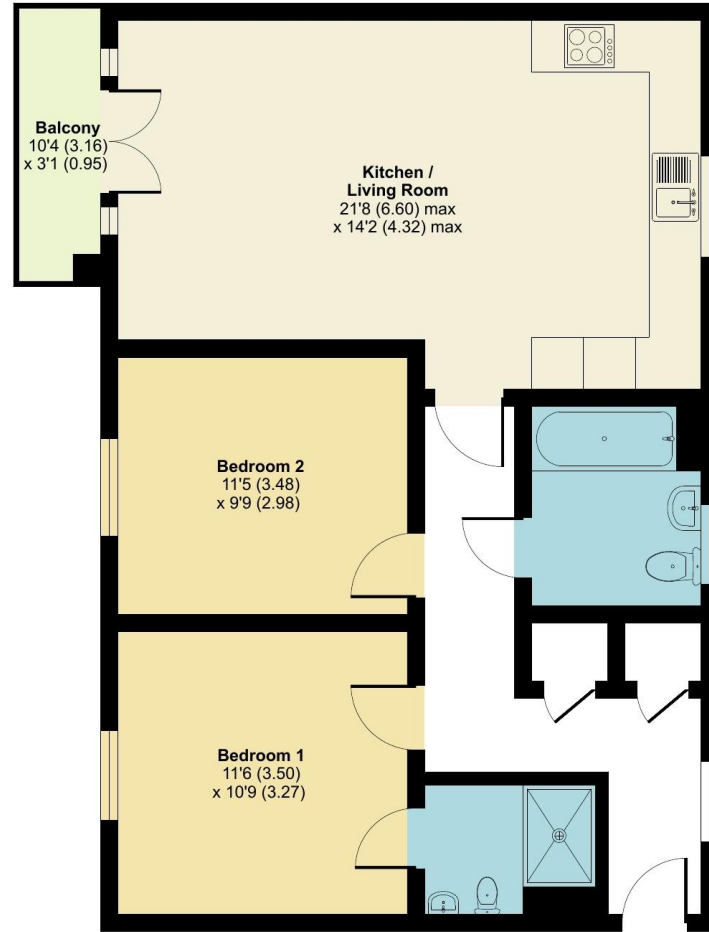


Cashmere Drive, Andover, SP11

Approximate Area = 752 sq ft / 69.8 sq m
For identification only - Not to scale



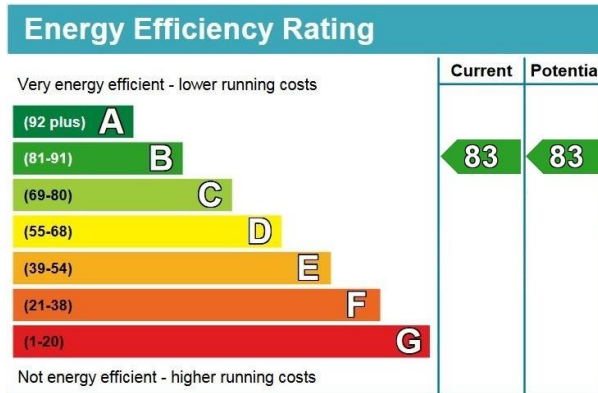
SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1180488



Cashmere Drive, Andover

Guide Price £180,000 Leasehold



- **Top Floor**
- **Kitchen Area**
- **Balcony**
- **Ensuite Shower Room**
- **Bathroom**
- **Hallway**
- **Living/Dining Area**
- **Master Bedroom**
- **Double Bedroom Two**
- **Two Parking Spaces**

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: This two-bedroomed top floor flat, located on the popular Saxon Heights development, was built in 2021 and is offered for sale with the remainder of a 10-year NHBC warranty. Well presented throughout, the modern, light and airy accommodation comprises a hallway, open-plan kitchen/sitting/dining room opening to a full width balcony to the front, master bedroom with en-suite shower room, second double bedroom and a bathroom. Outside there are communal grounds, two allocated parking spaces and lockable bin and bike stores.

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. The Augusta Park development that Saxon Heights sits within has many local amenities, including schools, a nursery, a Co-Op convenience store, fast food outlets, a sports ground and a community centre. Cashmere Drive itself meanders along the southern edge of the development with the popular Finkley Down Farm Park nearby. The development borders open countryside and the nearby village of Smannell with its public house is a short distance away.

OUTSIDE: The front of the property overlooks Cashmere Drive itself with a communal area of lawn and borders and a pathway to a communal front door with a modern entry buzzer system. The allocated parking spaces can be found within the car parking area to the rear of the property. Alongside the car parking area is an area of allotment plots with residents able to apply to rent a plot via Andover Town Council. At the rear of the block, there are both bin and bike stores.

ACCOMMODATION: Main doors at both front and rear with an entry buzzer system leading into an entrance foyer with stairs to all floors. Front door into:

HALLWAY: Full height window to the rear. Door to built-in airing cupboard with wall mounted gas combi boiler and door to built-in storage cupboard housing media hub, electric meter and consumer unit.

KITCHEN AREA: Window to the rear with views back across Andover. A range of eye and base level cupboards and drawers with work surfaces over including matching upstands. Inset one and a half bowl stainless steel sink with drainer. Inset gas hob with extractor over, stainless steel splashback, built-in, eye level double ovens/grill, integral dishwasher, washing machine and fridge/freezer. Open plan to:

LIVING/DINING AREA: French doors to BALCONY with views over the surrounding area. Radiators.

MASTER BEDROOM: Full height window to front, radiator and door to:

ENSUITE SHOWER ROOM: Double walk-in shower cubicle, close coupled WC, pedestal hand wash basin and radiator.

BEDROOM TWO: Double bedroom with a full height window to the front. Radiator.

BATHROOM: Window to the rear. Fully tiled bath enclosure with a panelled bath including a mixer shower attachment, close coupled WC, pedestal hand wash basin and a radiator.

TENURE: Leasehold with a 125-year lease that commenced on 1st January 2019 (just over 119 years remaining). The ground rent is currently £150 per annum with the maintenance charge currently £1360.32 per annum, which can be paid in monthly instalments.

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.

