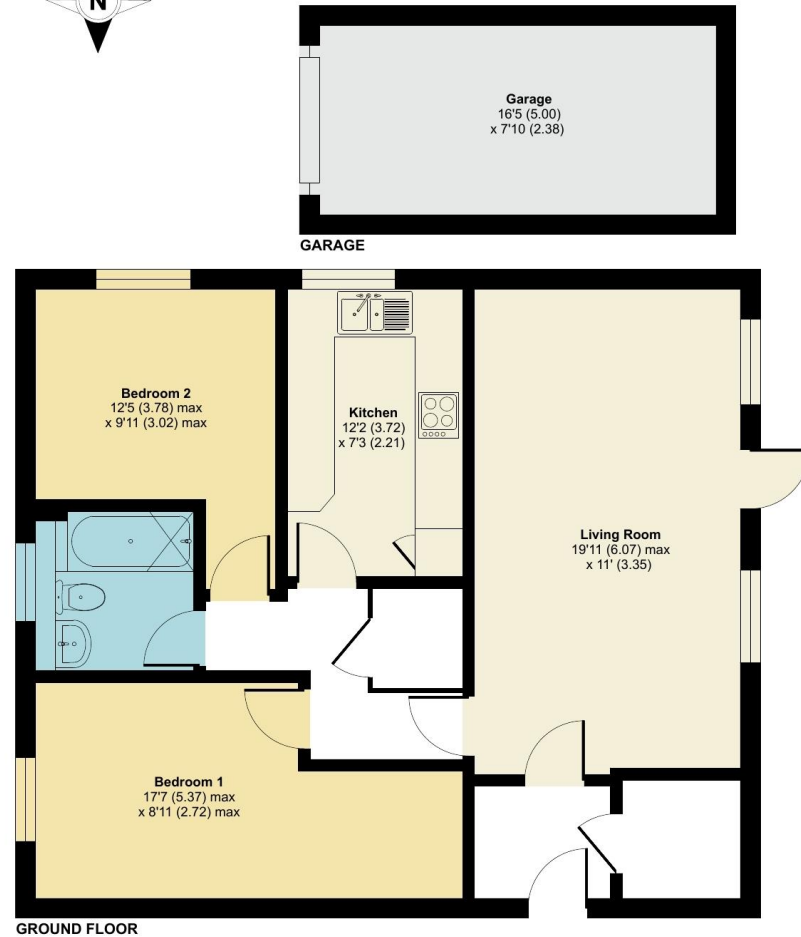


**Grafton House, Western Road, Andover, SP10**

Approximate Area = 739 sq ft / 68.6 sq m  
 Garage = 128 sq ft / 11.8 sq m  
 Total = 867 sq ft / 80.4 sq m  
 For identification only - Not to scale



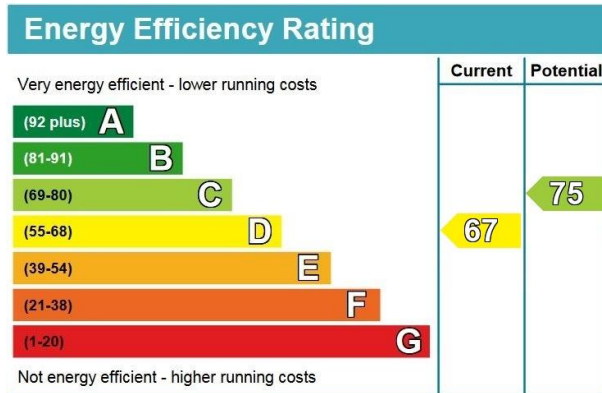
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Austin Hawk Ltd. REF: 1179957



**Western Road, Andover**

**Guide Price £165,000 Leasehold**



- Entrance Hallway
- Kitchen
- Bathroom
- Close to Amenities

- Living Room
- Two Double Bedrooms
- Allocated Parking & Garage
- Close to Mainline Railway Station

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:** Deceptively spacious, this two double-bedroomed, ground floor flat is located close to Andover's town centre and is just half a mile from Andover's mainline railway station. The property not only benefits from an excellent location, close to Andover's town centre amenities, but also boasts an allocated parking space and a garage. The well presented accommodation comprises both a private side door adjacent to the allocated parking area, a communal entrance lobby, an entrance hallway, a living room, a kitchen, two double bedrooms and a bathroom.

**LOCATION:** Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre, as well as numerous nearby notable tourist attractions. The mainline railway station is just half a mile from the property and 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. Grafton House fronts onto Western Road, just east of the junction of the start of Weyhill Road and Salisbury Road with Andover's High Street, less than half a mile away. Vehicular access to the property is from Leicester Place, via Suffolk Road. The property can be found at the rear of Grafton House.

**OUTSIDE:** The front of Grafton House is set back from Western Road with an undulating lawned communal area. The allocated parking, garage and communal entrance are all located at the end of Leicester Place to the rear of Grafton House, where there is a communal front door into a communal hallway with access to all flats. Front door into:

**ENTRANCE HALLWAY:** Door to built-in, walk-in utility cupboard. Space for condensing tumble dryer, cloaks storage, electric meter and consumer unit. Door to:

**LIVING ROOM:** Good sized living room with windows to the side and a private external door to the side accessing the communal parking area. Radiator. Space for dining. Door to:

**INNER HALLWAY:** Door to built-in airing cupboard. Doors to:

**KITCHEN:** Window to the rear. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset one and a half bowl stainless steel sink and drainer, inset gas hob with extractor over and double oven/grill below. Integral fridge freezer, space and plumbing for a washing machine and a dishwasher. Wall mounted gas combi boiler.

**BEDROOM ONE:** Good sized double bedroom with a window to the side. Radiator.

**BEDROOM TWO:** Rear aspect double bedroom. Radiator.

**BATHROOM:** Window to the side. Fully tiled bath enclosure with a panelled bath including an electric shower over. Close coupled WC, pedestal hand wash basin and a radiator.

**TENURE:** Leasehold with 950 years remaining (999-year lease commenced in 1975). Service charge is currently £1,969.84 per annum payable in two instalments every 6 months. The ground rent is fixed at £12 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.

