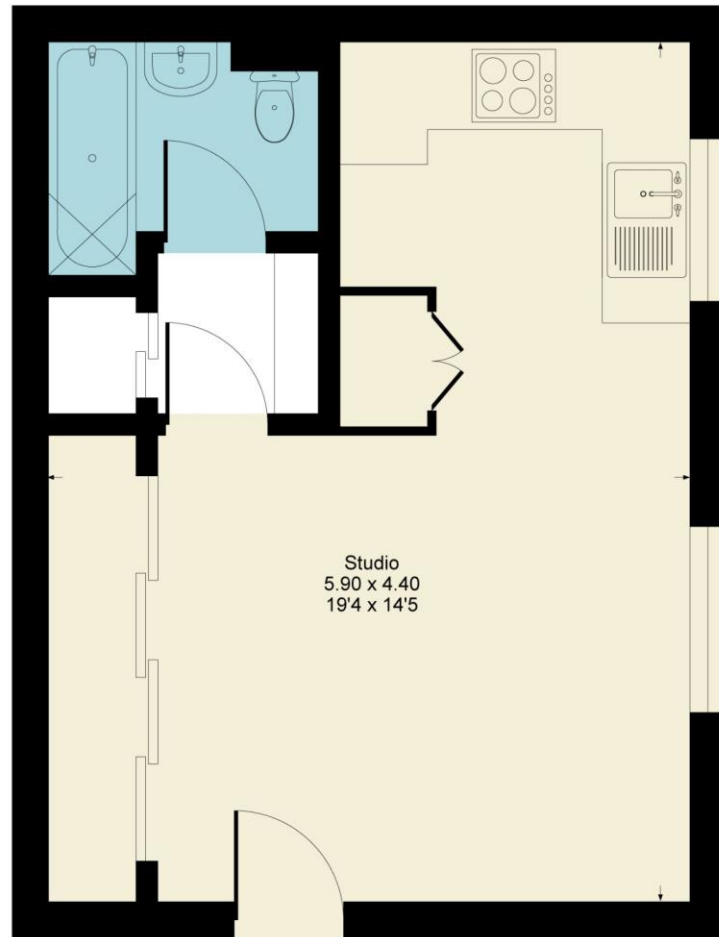


Jenson Gardens, SP10
Approximate Gross Internal Area = 25.9 sq m / 279 sq ft



First Floor

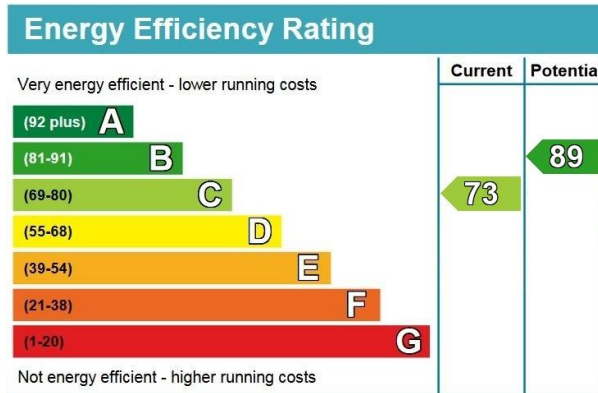
IN

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



Jenson Gardens, Andover

Guide Price £95,000 Leasehold



- **First Floor**
- **Kitchen**
- **Parking Space**

- **Living/Bedroom**
- **Bathroom**
- **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.

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DESCRIPTION:

This purpose-built, first floor, studio apartment is located close to local amenities and within walking distance of the railway station. The open plan accommodation comprises kitchen, living room/bedroom with a pull down bed and a bathroom. There is also a large boarded loft and a parking space outside. In our opinion this would make an ideal buy to let property generating a monthly income of £625-650 pcm and the apartment is offered for sale with no onward chain.

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.

TENURE & SERVICES:

Leasehold with approximately 950 years remaining. The owner has said that no ground rent or service charge is payable. Mains water, drainage and electricity are connected. Heating via night storage heaters.

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.

