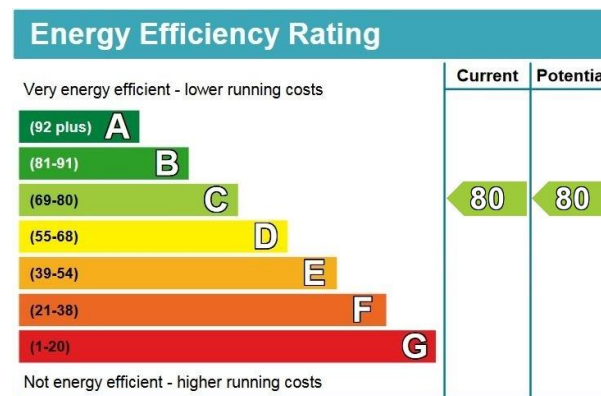
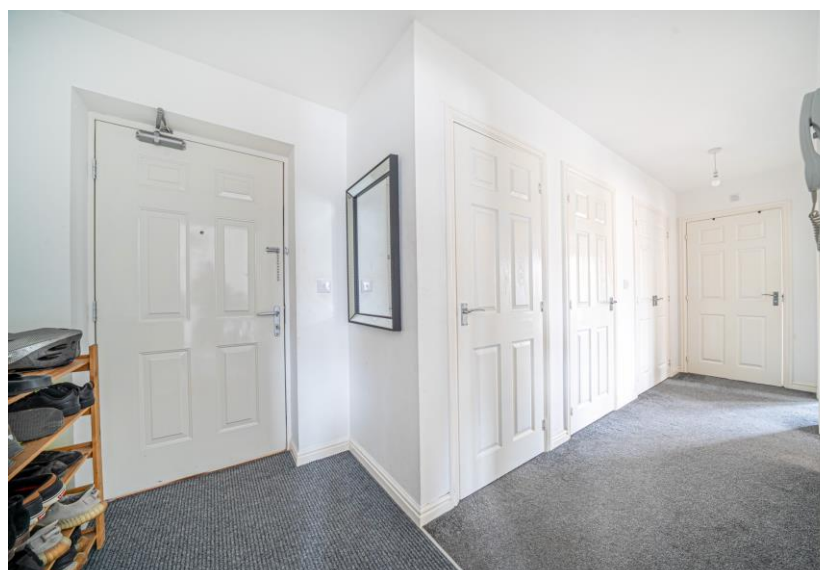


RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Austin Hawk Ltd. REF: 860071




Halter Way, Andover

Guide Price £205,000 Leasehold



- **Hallway**
- **Kitchen**
- **Bathroom**

- **Sitting/Dining Room**
- **2 Bedrooms**
- **2 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.

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DESCRIPTION:

This well presented second floor apartment is located in the heart of the popular Picket Twenty development and is offered for sale with no onward chain. The accommodation comprises spacious hallway, sitting/dining room, kitchen, two bedrooms and bathroom. Outside there is are two allocated parking spaces.

LOCATION:

The property is close to local amenities which include Pilgrims Cross Primary school, Egg day nursery, a community hall, a Co-Op store and an Urban park. The Picket Twenty development is located to the south-east of the town and borders Harewood Forest. 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 line to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country. Halter Way can be found in the middle of the modern Picket Twenty development which sits on the eastern edge of Andover.

ACCOMMODATION:

Front and rear doors with entry buzzer system into communal hallway with stairs to all floors. Front door into:

HALLWAY:

Fitted storage cupboards and doors to:

SITTING/DINING ROOM:

Double aspect with French doors to Juliette balcony. Open access to:

KITCHEN:

Window to side. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Integral washing machine, dishwasher and fridge/freezer. Cupboard housing Ideal Logic Combi boiler.

BEDROOM 1:

Double aspect with French doors to Juliette balcony.

BEDROOM 2:

Window to side.

BATHROOM:

Window to front. Panelled bath with shower over, wash hand basin and WC.

OUTSIDE:

To the rear of the property is a car park with communal stores and two allocated parking spaces.

TENURE & SERVICES:

Leasehold with 90 years remaining. Ground rent is approximately £250.00 per annum, maintenance charges are approximately £1200.00 per annum.

Mains water, drainage, gas and electricity are connected. Gas fired central heating to radiators.

AGENT'S NOTE:

Please note there maybe a minimal yearly "estate charge" as with most modern housing developments.

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.

