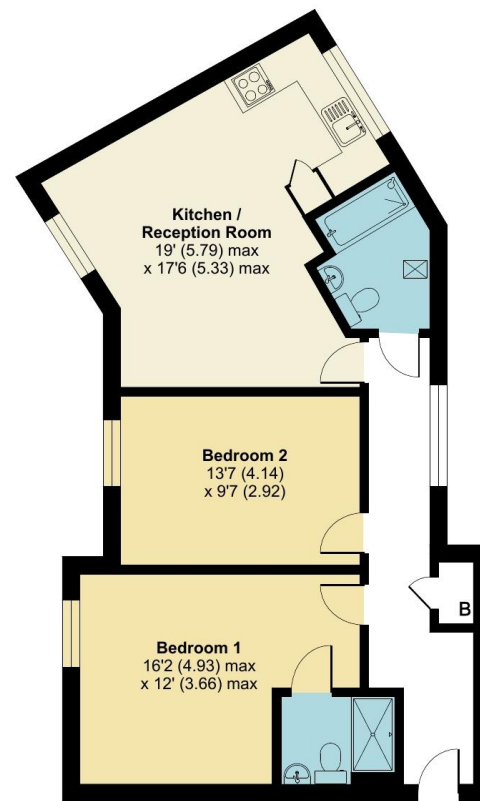


Draper Close, Andover, SP11

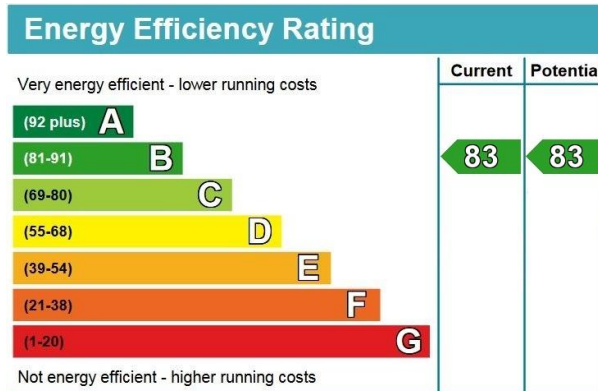
Approximate Area = 768 sq ft / 71.3 sq m
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Austin Hawk Ltd. REF: 1190338



Draper Close, Andover

Guide Price £220,000 Leasehold

- Top Floor
- Kitchen
- Master Bedroom Suite
- Bathroom

- Hallway
- Sitting/Dining Area
- Bedroom 2
- 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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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
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DESCRIPTION:

This top floor apartment, built by Taylor Wimpey in 2019, is situated on the edge of the popular Saxon Heights development and offered for sale with the remainder of a 10 year NHBC. The spacious accommodation comprises hallway, open plan kitchen/dining/sitting room, master bedroom with en suite shower room, further double bedroom and family bathroom. Outside there are two allocated parking spaces.

LOCATION:

The property is located on the popular Saxon Heights development which benefits from local amenities including shops and schools as well as play parks and green spaces. There is easy access to the town as well as the nearby countryside. 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:

Front and rear access to communal lobby, entry phone system and stairs to all floors. Door into:

HALLWAY:

Window to side. cupboard with wall mounted boiler and doors to:

KITCHEN:

Window to side. Range of eye and base level cupboards and drawers with inset one and a half bowl stainless steel sink and drainer with work surfaces over. Inset gas hob with extractor over and oven below. Cupboard with wall mounted boiler. Integral dishwasher, washer/dryer and fridge/freezer. Open plan to:

SITTING/DINING ROOM:

Window to side.

MASTER BEDROOM:

Window to side and door to:

ENSUITE SHOWER ROOM:

Shower cubicle, wash hand basin and WC.

BEDROOM 2:

Window to side.

BATHROOM:

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

OUTSIDE:

Two allocated parking spaces.

TENURE:

Leasehold with a 120 year lease dated 2019. Maintenance charge is £1,500 per annum. Ground rent £125 per annum.

SERVICES:

Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be an additional estate charge.

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.

