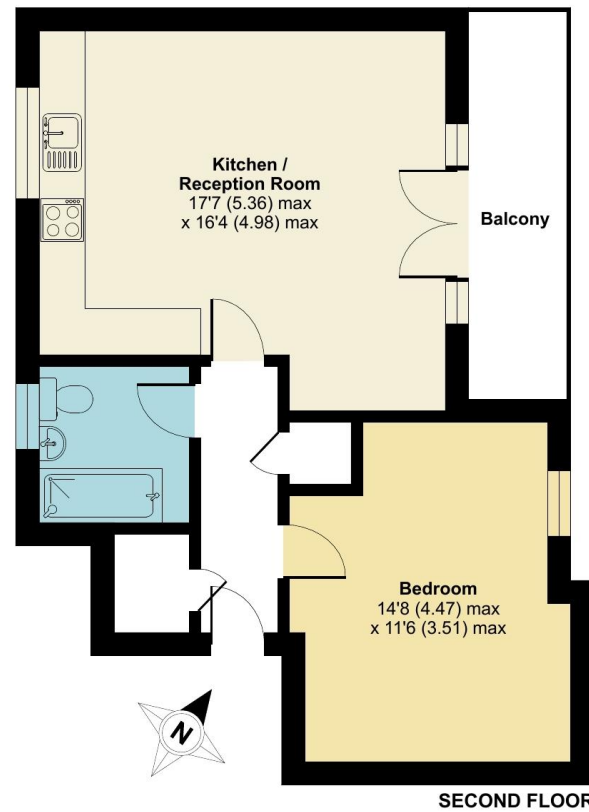


Brocade Road, Andover, SP11

Approximate Area = 538 sq ft / 50 sq m
For identification only - Not to scale

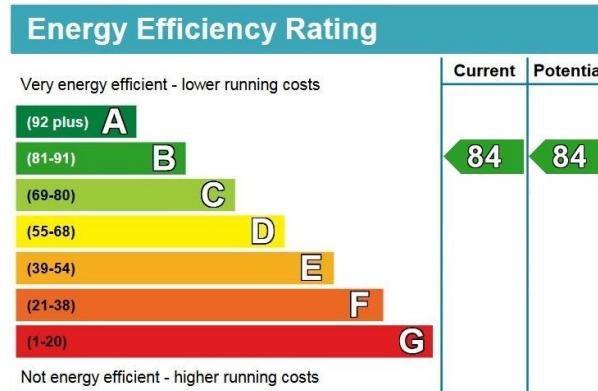


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Austin Hawk Ltd. REF: 1196158



Brocade Road, Andover

Guide Price £175,000 Leasehold



- **First Floor**
- **Living Area**
- **Kitchen Area**
- **Bathroom**

- **Hallway**
- **Balcony**
- **Double Bedroom**
- **Parking Space**

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:

Built in 2022, this first floor apartment is located on the edge of the Saxon Heights development and offered for sale with the remainder of a 10 year NHBC. The well presented accommodation comprises hallway, living area with a balcony, kitchen area, a double bedroom and bathroom. Outside there is A parking space located to the rear along with a secure bin store and bike store.

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 door with entry buzzer system into foyer with stairs to first floor. Door into:

HALLWAY:

Two storage cupboards and doors to:

LIVING AREA:

French doors to BALCONY with views overlooking the surrounding area. Open access to:

KITCHEN:

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless sink with drainer. Inset gas hob with extractor over and oven below. Integral washer/drier, dishwasher and fridge/freezer. Cupboard with wall mounted boiler.

BEDROOM:

Good sized bedroom with windows to front.

BATHROOM:

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

OUTSIDE:

The front of the property overlooks an area of communal green space towards Brocade Road itself with a pathway leading to a communal front door with a modern entry buzzer system. The allocated parking space can be found within the car parking area to the rear of the property. Alongside the car parking area is a newly opened area of allotments with residents able to apply to rent an allotment via Andover Town Council. At the front of the block, a path also leads to both bin and bike storage.

TENURE:

Leasehold with 123 years remaining. Please note there may be an additional estate charge.

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.

