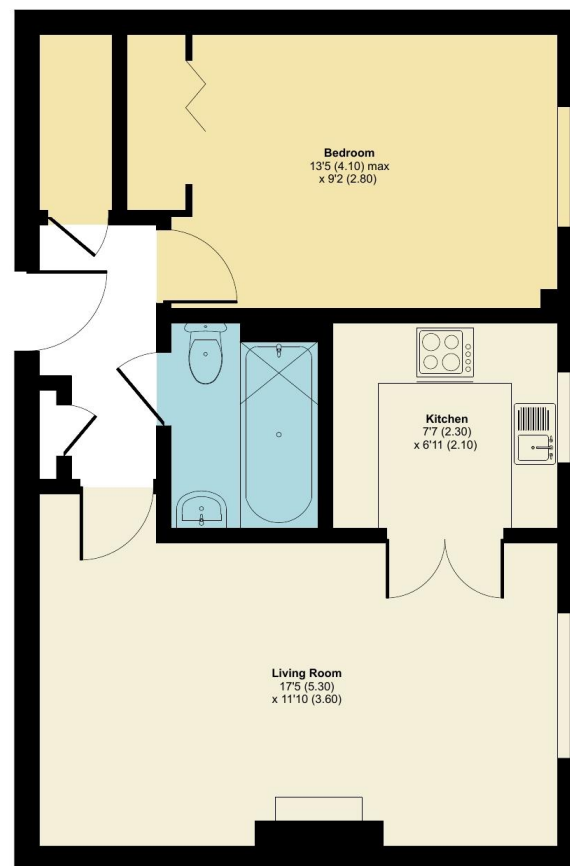


Westfield Court, Old Winton Road, Andover, SP10

Approximate Area = 473 sq ft / 43.9 sq m

For identification only - Not to scale



SECOND FLOOR

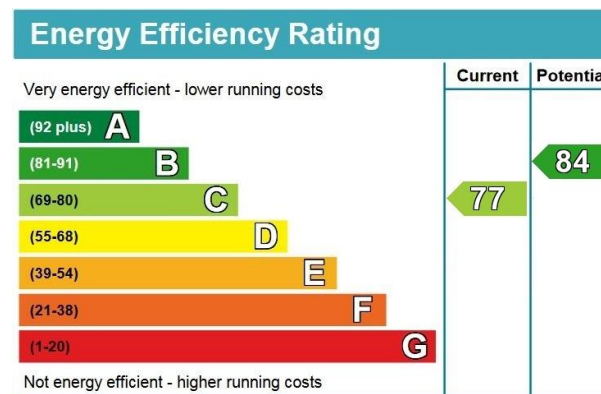


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Austin Hawk Ltd. REF: 1136677



Westfield Court, Andover

Guide Price £119,950 Leasehold



- Top Floor
- Sitting Room
- Bedroom
- Communal gardens
- Residents' Facilities

- Hallway
- Kitchen
- Shower Room
- Communal Parking
- 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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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION:

Austin Hawk are delighted to offer this one bedroom, top floor retirement apartment located close to the town centre and benefiting from excellent communal facilities including a residents' lounge, laundry room, guest bedroom and emergency pull cords to all rooms. The accommodation comprises hallway, sitting room, kitchen, bedroom and shower room. Outside there are communal gardens and communal parking for residents and visitors. 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.

ACCOMMODATION:

Front door into hallway with residents' lounge. Lifts to all floors and front door into:

HALLWAY:

Storage cupboard with floor standing boiler, further storage cupboard and doors to:

SITTING ROOM:

Window to rear. Feature fireplace with electric fire and glazed doors to:

KITCHEN:

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset electric hob with extractor over and eye level double oven. Integral fridge and freezer.

BEDROOM:

Window to rear and fitted wardrobe cupboards.

SHOWER ROOM:

Shower cubicle, vanity cupboard with wash hand basin, WC, heated towel rail and extractor fan.

OUTSIDE:

There are attractive communal gardens including a patio offering space for sitting. A car park offers parking for residents and visitors including mobility scooters.

TENURE:

Leasehold with 111 years from March 2019. Service charge is currently £3,192.45 p/a payable in two instalments every 6 month. Ground rent is £395 p/a (fixed until 2028) also collected in six monthly instalments.

SERVICES:

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.

