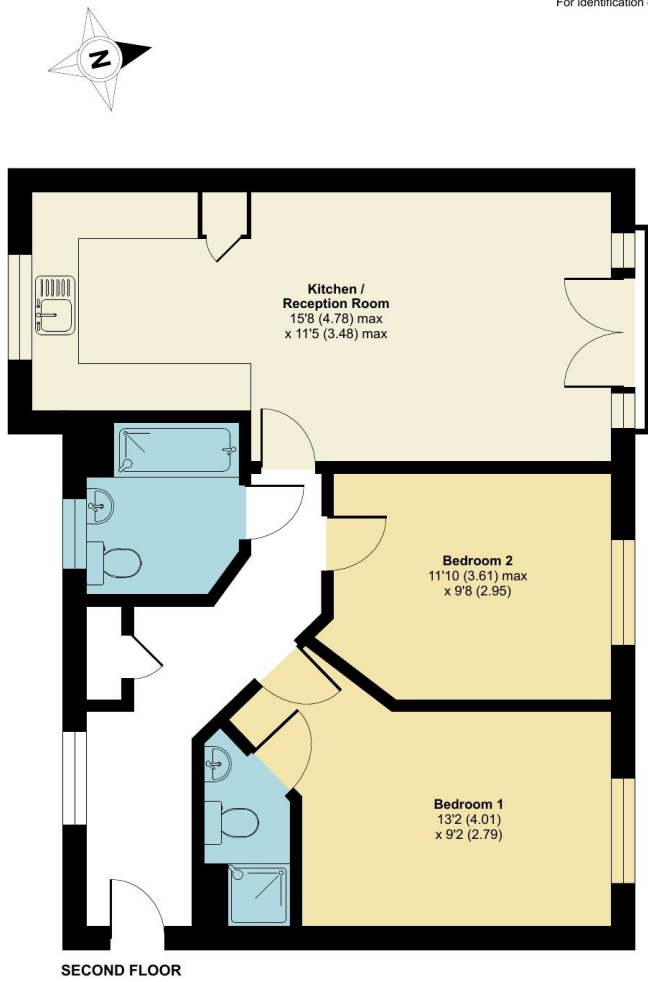
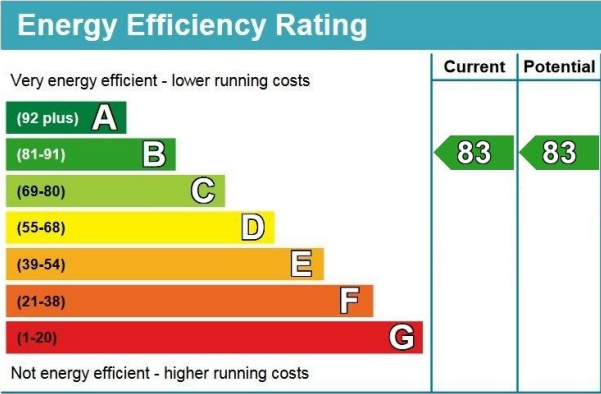


Draper Close, Andover, SP11

Approximate Area = 721 sq ft / 66.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Austin Hawk Ltd. REF: 1218699



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.



**Draper Close, Andover** **Guide Price £200,000 Leasehold**

- **Hallway**
- **Kitchen**
- **Ensuite Shower Room**
- **Bathroom**
- **Allocated Parking**
- **Living/Dining Area**
- **Master Bedroom**
- **Bedroom 2**
- **Car Port & Store**
- **No Onward Chain**



**DESCRIPTION:**

Built by Taylor Wimpey in 2019, this spacious top floor apartment is offered for sale with the remainder of a 10 year NHBC and no onward chain. The accommodation comprises hallway, open plan living/dining area with a kitchen, master bedroom with ensuite shower room, a further double bedroom and a bathroom. Outside there is a car port with a secure store and an allocated parking space.

**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:**

Main door with entry buzzer system into communal hallway with stairs to all floors. Front door into:

**HALLWAY:**

Storage cupboard, loft access and doors to:

**SITTING/DINING ROOM:**

French doors to Juliette balcony. Open aspect to:

**KITCHEN:**

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

**MASTER BEDROOM:**

Window to front and door to:

**ENSUITE SHOWER ROOM:**

Shower cubicle, wash hand basin and WC.

**BEDROOM 2:**

Window to front.

**BATHROOM:**

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

**OUTSIDE:**

To the side of the apartments there is a car port with secure storage and an allocated parking space.

**TENURE:**

Leasehold with 100 year lease dated 2019.  
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.

