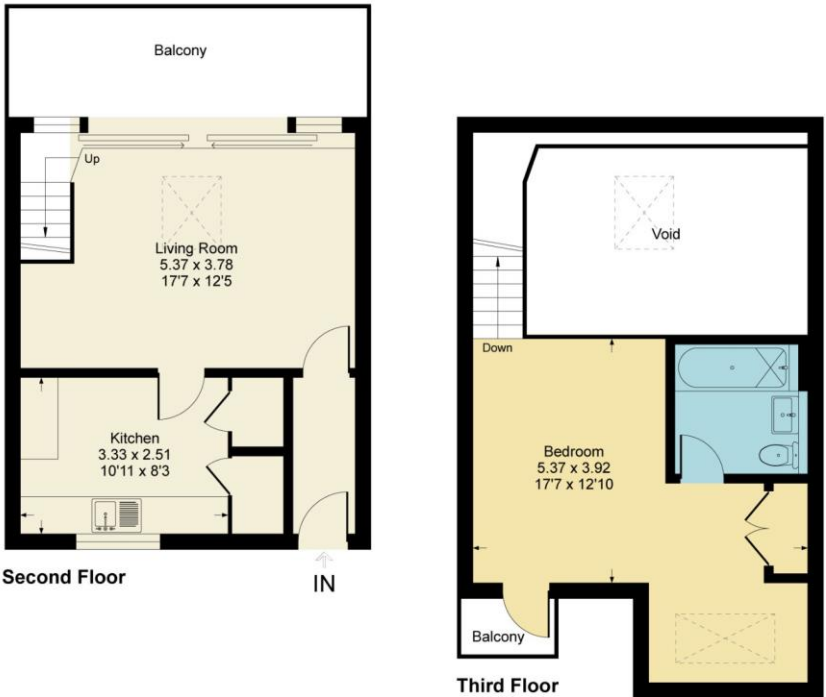
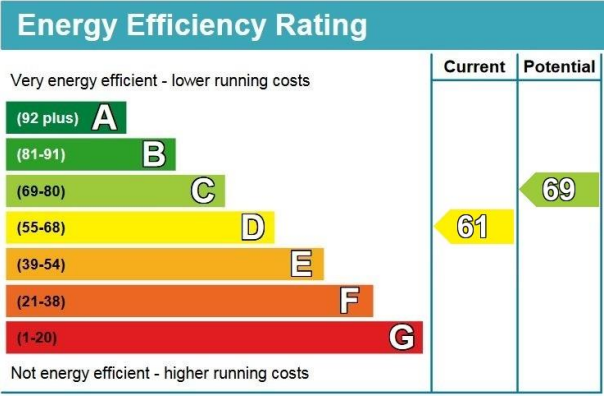


Stuart Court, SP10
Approximate Gross Internal Area = 63 sq m / 679 sq ft
(exclude void)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



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.



Stuart Court, Andover **Guide Price £75,000 Leasehold**

- **Top Floor**
 - **Kitchen**
 - **Balcony**
 - **Bathroom**
- **Hallway**
 - **Living Room**
 - **Double Bedroom**
 - **No Onward Chain**



DESCRIPTION:
Offered for sale with no onward chain, this top floor duplex apartment could be an ideal first time buy or buy to let opportunity. The spacious accommodation offers scope for improvement and comprises hallway, kitchen, living room with access to a full width balcony, a first floor galleried double bedroom and a bathroom.

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:
External steps to second floor with front door into:

HALLWAY:
Door to:

LIVING ROOM:
Spacious room with sliding doors to large balcony benefiting from views over trees. Stairs to bedroom and door to:

KITCHEN:
Window to front. Cupboards and drawers with work surface over and inset sink with drainer. Space for appliances and two storage cupboards.

BEDROOM:
Double bedroom with gallery overlooking the living room. Door to small balcony and Velux windows to front and rear. Fitted cupboard and door to:

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

OUTSIDE:
There is a communal car parking area to the front.

TENURE :
Leasehold with 87 years remaining.
Ground rent is £10 p/a payable on 1 April.
Maintenance charge is approximately £975 p/a including buildings insurance, Aster service charge is £325 p/a, sinking fund is £1,200 p/a giving a total of approximately £2,500 p/a or £210 pcm.

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.

