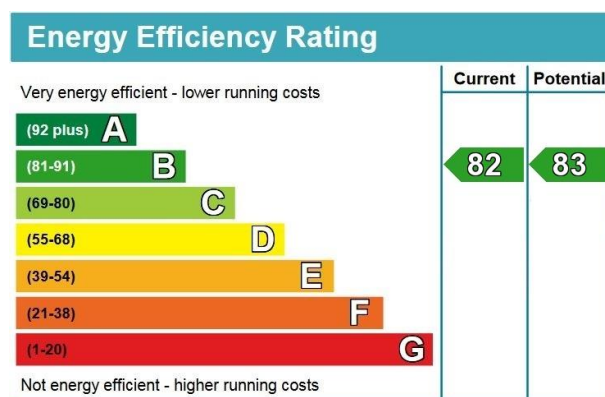


Bridge Street, SP10
Approximate Gross Internal Area = 63.7 sq m / 686 sq ft



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.



Clarence Court, Andover

Guide Price £169,995 Leasehold

- Hallway
- Balcony
- Master bedroom
- Bedroom 2
- Parking Space
- Living/Dining Room
- Kitchen
- Ensuite Shower Room
- Bathroom
- No Onward Chain

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
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DESCRIPTION:

Occupying a town centre location, this first floor apartment is within easy reach of shops, bars and restaurants and is offered for sale with no onward chain. The accommodation comprises hallway with storage cupboard, sitting/dining room with balcony, kitchen, master bedroom with ensuite shower room, a second bedroom and a bathroom. Outside there is an allocated parking space to the rear.

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:

Entrance lobby with stairs and lift to first floor. Front door into:

HALLWAY:

Double storage cupboard and doors to:

LIVING/DINING ROOM:

Patio doors to BALCONY.

KITCHEN:

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 oven below. Space and plumbing for washing machine and space for fridge/freezer.

MASTER BEDROOM:

Bay window to front and door to:

ENSUITE SHOWER ROOM:

Shower cubicle, vanity cupboard with wash hand basin and WC.

BEDROOM 2:

Window to front and cupboard with boiler.

BATHROOM:

Panelled bath with shower attachment, vanity cupboard with wash hand basin and WC with concealed cistern.

OUTSIDE:

One allocated parking space.

TENURE:

Leasehold with a 125-year lease commencing 1 January 2003 (103 years remaining). Ground rent is £700 p/a including building insurance. Service charge is £700 / 6 months.

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.

