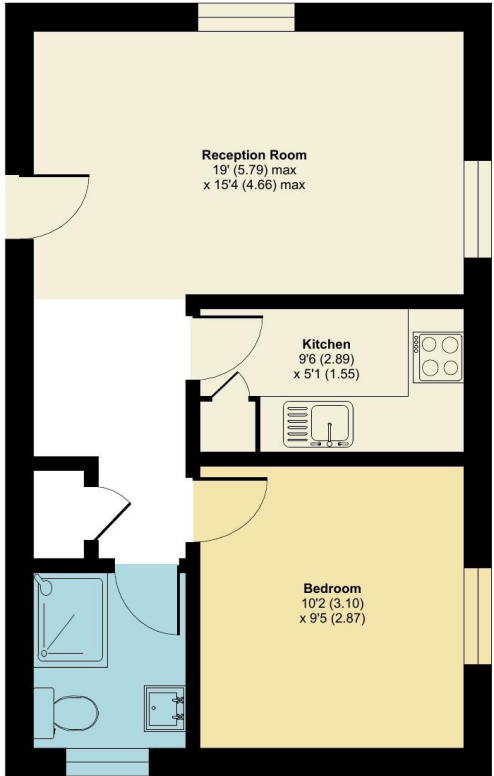


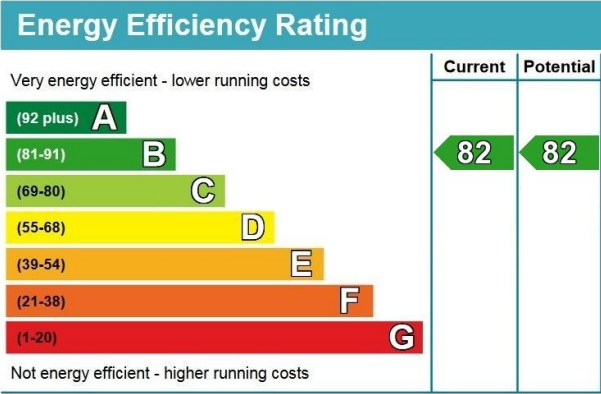
Sycamore Court, South End Road, Andover, SP10

Approximate Area = 400 sq ft / 37.2 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Austin Hawk Ltd. REF: 1237258



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.



Sycamore Court, Andover

Guide Price £155,000 Leasehold

- Modern First Floor Flat
- Kitchen
- Double Bedroom
- Allocated & Visitor Parking
- Close to Amenities
- Living/Dining Room
- Study Area
- Shower Room
- Communal Facilities
- Proximity to Open Countryside



DESCRIPTION: Constructed in 2016, this first floor flat is located in a small development within an established residential area close to Ladies Walk. The well-presented accommodation benefits from underfloor heating throughout and comprises a communal entrance, open-plan living/dining room incorporating a study area, a kitchen with integral appliances, a double bedroom and a shower room. Outside there is an allocated parking space, together with both visitor and disabled parking bays. There is also a communal bikeshed and washing lines.

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. Sycamore Court is a small, modern, development off South End Road within a quiet, established residential area on the south side of Andover. The property is a short distance from town centre amenities, as well as the historic Ladies Walk adjacent to one side of the property which gives footpath access to open countryside, Harewood Forest and the Test Valley beyond.

ACCOMMODATION: External door and buzzer entry system into a communal entrance for three flats only with stairs to first floor. Front door into:

LIVING/DINING ROOM: Dual aspect Living/Dining room with windows to the front and to one side. Space for dining plus space for a study area. Door to a built-in storage cupboard housing the consumer unit and controls for the underfloor heating.

KITCHEN: Tiled flooring and a range of eye and base level cupboards and drawers with work surfaces over and matching upstands. Inset stainless steel sink with drainer, inset modern electric hob with glass splashback, extractor and an oven/grill below. Integral washing machine, fridge/freezer and a cupboard housing a wall mounted gas boiler. Open plan hatchway to the living/dining room.

BEDROOM: Double bedroom with a window to the side.

SHOWER ROOM: Window to the side. Shower enclosure with modern bathroom wall panels and a rainfall shower system, pedestal hand wash basin, close coupled WC and a heated towel rail.

OUTSIDE: There is an allocated parking space, parking for visitors, disabled parking and a communal bike store plus communal washing lines.

TENURE: Leasehold with a 125-year lease that commenced in 2016 (116 years remaining). The maintenance charge is currently £600 p/a and the ground rent is £150 p/a.

SERVICES: Mains water, drainage, gas and electricity are connected. Zonal under floor heating.

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.

