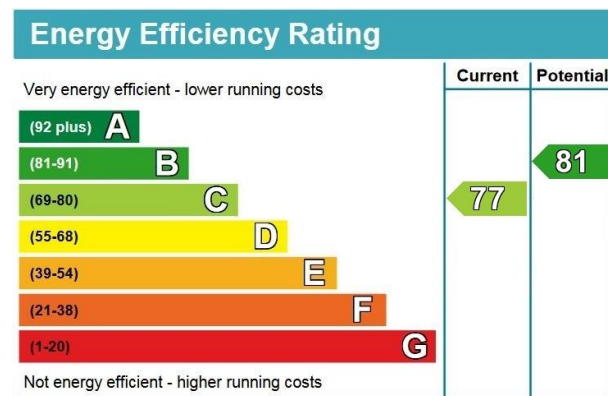


Westfield Court, SP10

Approximate Gross Internal Area = 57.2 sq m / 616 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.



Westfield Court, Andover

Guide Price £149,000 Leasehold

- **Ground Floor**
- **Sitting Room**
- **2 bedrooms**
- **Communal Parking**
- **Residents' Facilities**
- **Hallway**
- **Kitchen**
- **Shower Room**
- **Communal Gardens**
- **No Onward Chain**

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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 two bedroom, ground 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 a hallway, sitting room, kitchen, two bedrooms and a 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 and front door into:

HALLWAY:

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

SITTING ROOM:

Double aspect with door to garden. Fireplace and glazed double 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 oven below. Space and plumbing for dishwasher and space for fridge/freezer.

BEDROOM 1:

Window to rear and fitted wardrobe cupboard with mirror doors.

BEDROOM 2:

Window to rear and fitted wardrobe cupboard. Currently a dining room.

SHOWER ROOM:

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

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 circa £5000 p/a payable in two instalments every 6 months. Ground rent is £460 p/a 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.

