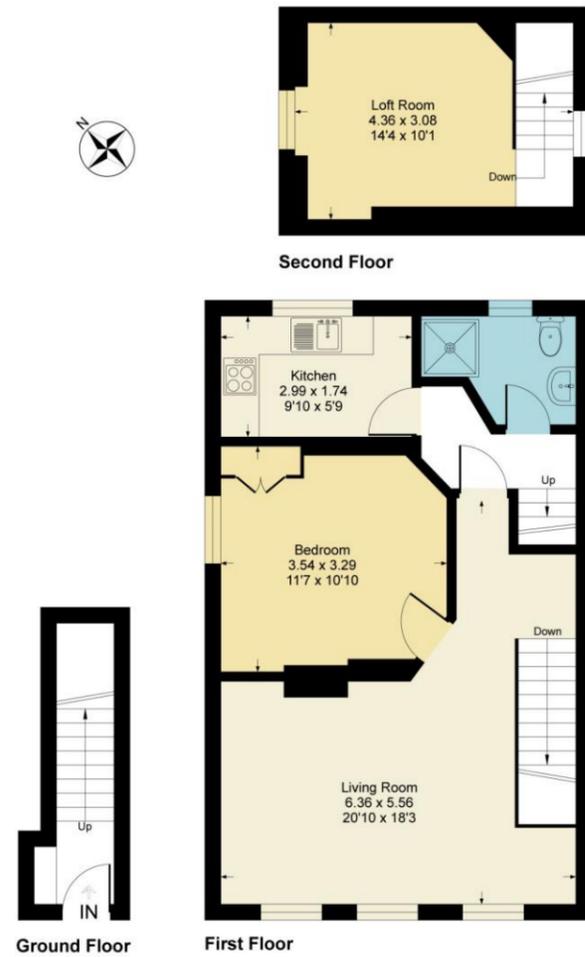


**Junction Road, SP10**  
Approximate Gross Internal Area = 67.8 sq m / 730 sq ft

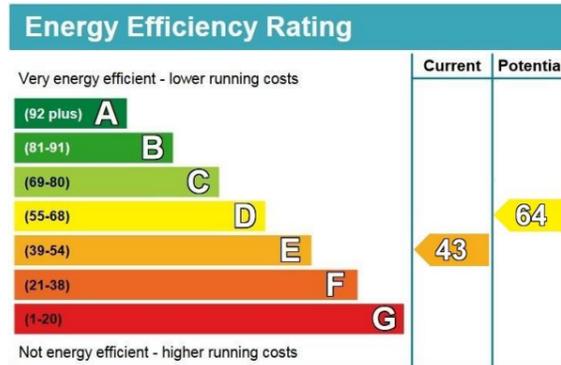


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



**Junction Road, Andover**

**Offers Over £150,000 Leasehold**



- **First Floor Maisonette**
- **Kitchen**
- **Shower Room**
- **No Onward Chain**
- **Close to Numerous Amenities**

- **Spacious Living Room**
- **Double Bedroom**
- **Dual Aspect Loft Room**
- **Close to Mainline Railway Station**
- **Proximity to Open Countryside**

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.

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**DESCRIPTION:** Available to the property market with No Onward Chain, this first floor maisonette is located within a popular and established residential road, just half a mile from Andover's town centre and a short distance from Andover's mainline railway station. The accommodation comprises a spacious, light and airy living room, a kitchen, a double bedroom, a shower room and a useful, dual aspect loft room.

**LOCATION:** The location of the property benefits from a host of local amenities whilst being a short distance from both open countryside and Andover's town centre with its theatre, leisure centre and High Street just half a mile away. Nearby Charlton village, although close to Andover, still maintains a strong village feel. Local amenities include convenience stores, public houses, fast food outlets, GP and Dental practices, Andover's War Memorial Hospital, a petrol station and Charlton Lakeside Leisure Park, which itself offers scenic walking, a children's play park, sports fields, crazy golf, pitch and putt and the weekly park run plus coarse fishing on the lake itself. Andover's mainline railway station is just over 100 metres away from with access to London's Waterloo Station just over an hour away.

**ACCOMMODATION:** Front door into ENTRANCE LOBBY with stairs to the first floor.

**LIVING ROOM:** Spacious, light and airy living room with windows to the front. Radiators. Door to:

**BEDROOM:** Double bedroom with a window to the side. Double doors to a built-in wardrobe cupboard. Radiator.

**INNER HALLWAY:** Accessed via a door from the living room. Stairs to the second floor and doors to:

**KITCHEN:** Window to the rear. A range of eye and base level cupboards and drawers with work surfaces over. Inset stainless steel sink with drainer. Space for a freestanding cooker, space and plumbing for a washing machine and space for a fridge/freezer. Wall mounted gas combi boiler.

**SHOWER ROOM:** Window to the rear. Shower enclosure, close coupled WC, pedestal hand wash basin and a heated towel rail.

**LOFT ROOM:** Dual aspect loft room with windows to both sides with views back across Andover's town centre. Radiator.

**TENURE:** Leasehold with a 999-year lease to commence from the date the property transfers to a new owner. The current combined ground rent/service fee is £600 per annum.

**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.

