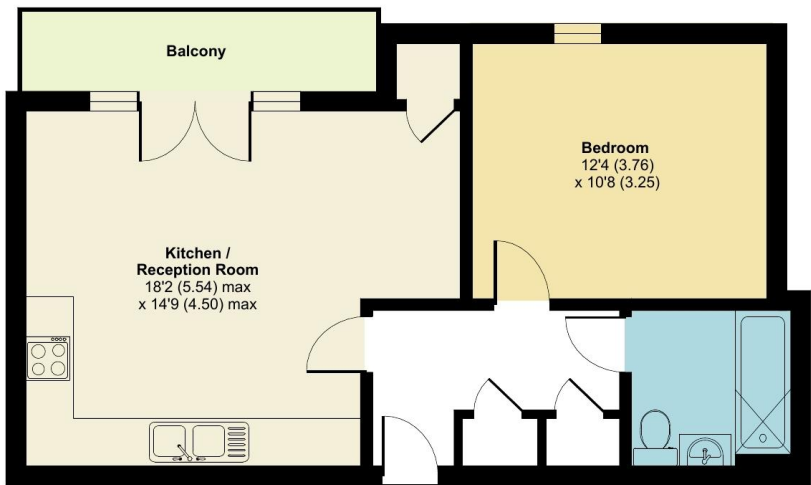


Cashmere Drive, Andover, SP11

Approximate Area = 501 sq ft / 46.5 sq m
For identification only - Not to scale



SECOND FLOOR

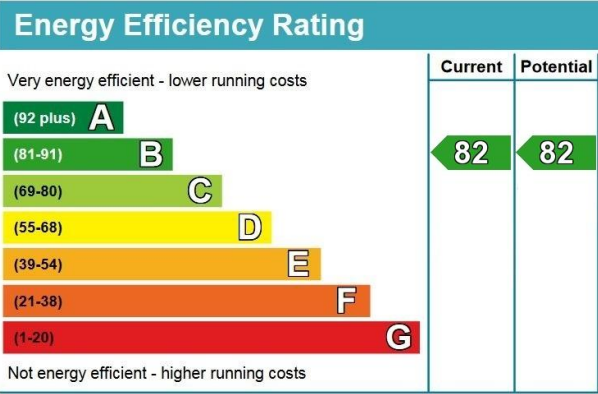


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Austin Hawk Ltd. REF: 1032251



Cashmere Drive, Andover

Guide Price £160,000 Leasehold



- Hallway
- Balcony
- Bathroom
- Communal Facilities
- Kitchen/Living/Dining Room
- Bedroom
- Parking Space
- No Onward Chain

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.



DESCRIPTION:

This top floor flat, located on the popular Saxon Heights development, was built in 2020 and is offered for sale with the remainder of a 10 year NHBC. The modern, light and airy accommodation comprises hallway, open-plan kitchen/sitting/dining room, a bedroom and bathroom. Outside there are communal grounds, a parking space and lockable bin and bike stores. The property is being sold with 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. The Augusta Park development that Saxon Heights sits within has many local amenities including schools, a nursery, a Co Op convenience store, fast food outlets, a sports ground and a community centre. Cashmere Drive itself meanders along the southern edge of the development with the popular Finkley Down Farm Park nearby. The development borders open countryside and the nearby village of Smannell with its public house is a short distance away.

ACCOMMODATION:

Communal entrance lobby with stairs to all floors. Front door into:

HALLWAY:

Two storage cupboards, intercom entry phone system and doors to:

KITCHEN/LIVING/DINING ROOM:

Generous, modern, open-plan space incorporating a rear aspect kitchen with a range of eye and base level cupboards and drawers with worksurfaces over. Inset one and a half bowl stainless steel sink and drainer, inset gas hob with glass splashback, extractor over and oven/grill below. Integral fridge freezer, integral dishwasher and washer dryer. Open plan to the living area with space for dining and a front aspect living room with French doors opening onto a full width balcony. Full height windows to the side of the French doors. Cupboard housing wall mounted Ideal Logic Combi ESP35 gas boiler.

BEDROOM:

Full height window to front.

BATHROOM:

Panelled bath with shower over, wash hand basin and WC.

OUTSIDE:

The front of the property overlooks Cashmere Drive itself with a communal area of lawn and borders and a pathway to a communal front door with modern entry buzzer system. The allocated parking space can be found within the car parking area to the rear of the property. Alongside the car parking area is a newly opened area of allotments with residents able to apply to rent an allotment via Andover Town Council. At the front of the block, a path also leads to both bin and bike storage to the side of the communal front door.

TENURE:

Leasehold with 122 years remaining. The annual management fee is currently £1345.00 with the annual ground rent currently £175.00.

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.

