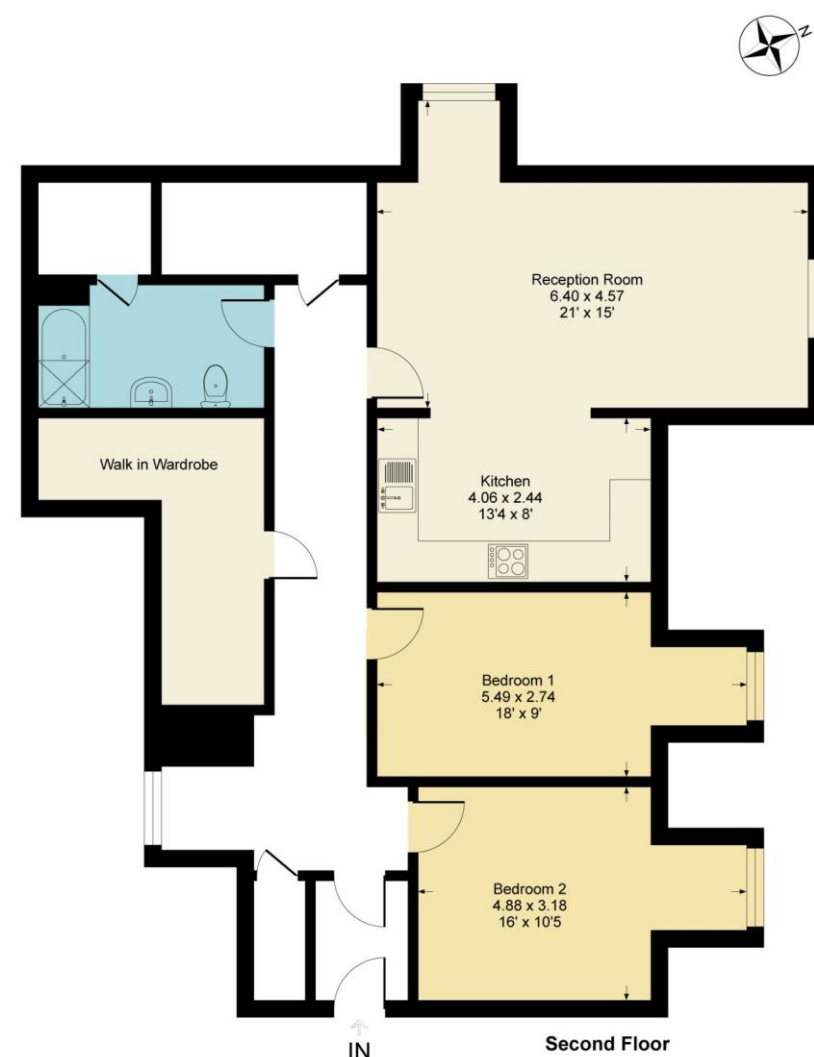
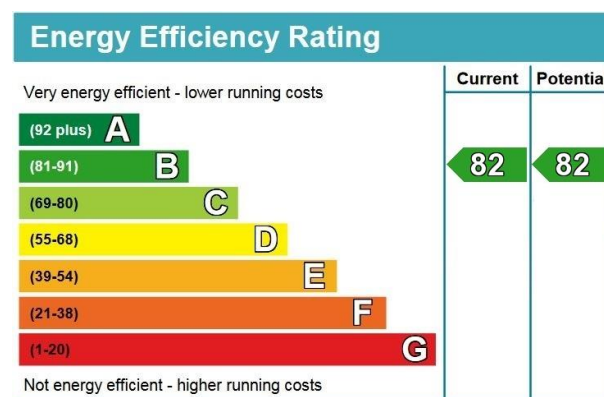


# **Spindle Close, SP11** Approximate Gross Internal Area = 106.7 sq m / 1149 sq ft



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.



**Spindle Close, Andover**

**Guide Price £205,000 Leasehold**

- **Top Floor**
- **Kitchen Area**
- **2 Bedrooms**
- **Generous Storage**
- **Hallway**
- **Living/Dining Area**
- **Bathroom**
- **2 Parking Spaces**

☎ 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:**  
\*\* LOW COST HOME WITH DISCOUNTED MARKET SALE PRICE AT 80% VALUE. PLEASE CONTACT AUSTIN HAWK FOR FURTHER DETAILS \*\*

Austin Hawk are delighted to offer this top floor apartment which, in our opinion, is one of the best we have seen and benefits from far reaching views over the surrounding area. The spacious accommodation comprises hallway with three walk-in stores, kitchen area, sitting/dining area, two bedrooms and a bathroom with a further walk-in cupboard. Outside there are two allocated parking spaces to the rear.

**LOCATION:**  
The property is located on the popular Saxon Heights development which benefits from local amenities including shops and schools as well as play parks and green spaces. There is easy access to the town as well as the nearby countryside. 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:**  
Main door with entry buzzer system into entrance lobby with stairs to second floor. Front door into:

**HALLWAY:**  
Window to rear. Three large walk-in stores with lights, loft access and doors to:

**KITCHEN AREA:**  
Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset induction hob with extractor over and oven below. Space and plumbing for washing machine and dishwasher, space for fridge/freezer and open plan to:

**SITTING/DINING AREA:**  
Double aspect with far reaching views.

**BEDROOM 1:**  
Window to front with views.

**BEDROOM 2:**  
Window to front with views.

**BATHROOM:**  
Panelled bath with shower over, wash hand basin, WC and heated towel rail. Large walk-in cupboard with wall mounted boiler and light.

**OUTSIDE:**  
There are two allocated parking spaces located to the rear.

**TENURE:**  
Leasehold with 115 years remaining. The ground rent is currently £380.68 p/a and the service charge is £249.07 pcm.

**SERVICES:**  
Mains water, drainage, gas and electricity are connected. gas central heating to radiators. Please note there may be an additional estate charge.

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.

