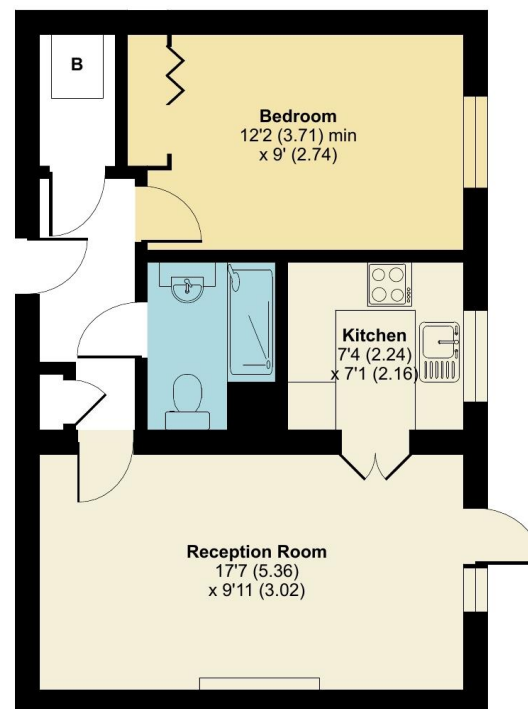


Westfield Court, Old Winton Road, Andover, SP10

Approximate Area = 482 sq ft / 44.8 sq m
For identification only - Not to scale



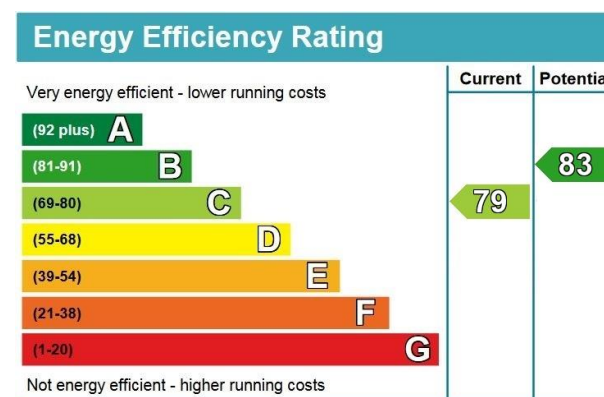
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Austin Hawk Ltd. REF: 1210383



Westfield Court, Andover

Guide Price £109,950 Leasehold



- Hallway
- Kitchen
- Shower Room
- Communal Parking

- Living/Dining Room
- Bedroom
- Communal Gardens
- Residents' Facilities

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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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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DESCRIPTION: This ground floor retirement apartment for independent living is located close to the town centre and benefits from excellent communal facilities including a residents' lounge, laundry room, guest bedroom and emergency pull cords to all rooms. The well-presented accommodation has a quiet aspect and comprises a hallway, a living/dining room with its own private external door, a kitchen, a bedroom and a shower/wet room. Outside there are communal gardens and parking for residents and visitors.

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. Westfield Court is located on the junction of Winchester Road with Old Winton Road on the southern side of Andover and gives good access not only to the town centre but also open countryside with Rooksbury Mill Nature Reserve, Harewood Forest and the outlying Clatford villages a short distance away. Andover Golf Club can be found on Winchester Road with the Hampshire Golf Club a short distance further on as Winchester Road heads towards Stockbridge, Wherwell, Chilbolton and the River Test.

ACCOMMODATION: Front door into communal hallway with residents' lounge. Door to:

HALLWAY: Storage cupboard with newly installed hot water tank and shelving, further cupboard and doors to:

LIVING/DINING ROOM: Window and door to communal garden. Fireplace with electric fire, storage cupboard 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 eye level oven. Integral fridge and freezer.

BEDROOM: Window to rear and fitted wardrobe cupboard.

SHOWER ROOM: Walk-in shower, high level WC and vanity cupboard with wash hand basin.

OUTSIDE: Attractive communal gardens with seating areas for residents. Parking for residents and visitors including an area for mobility scooters.

TENURE: Leasehold with a 125-year lease which commenced in March 2005. The Ground Rent is £395 per annum and the Annual Service Fee is currently £3,342.70 per annum with both fees payable in two six-monthly instalments.

SERVICES: Mains water, drainage and electricity are connected. Heating via electric wall 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.

