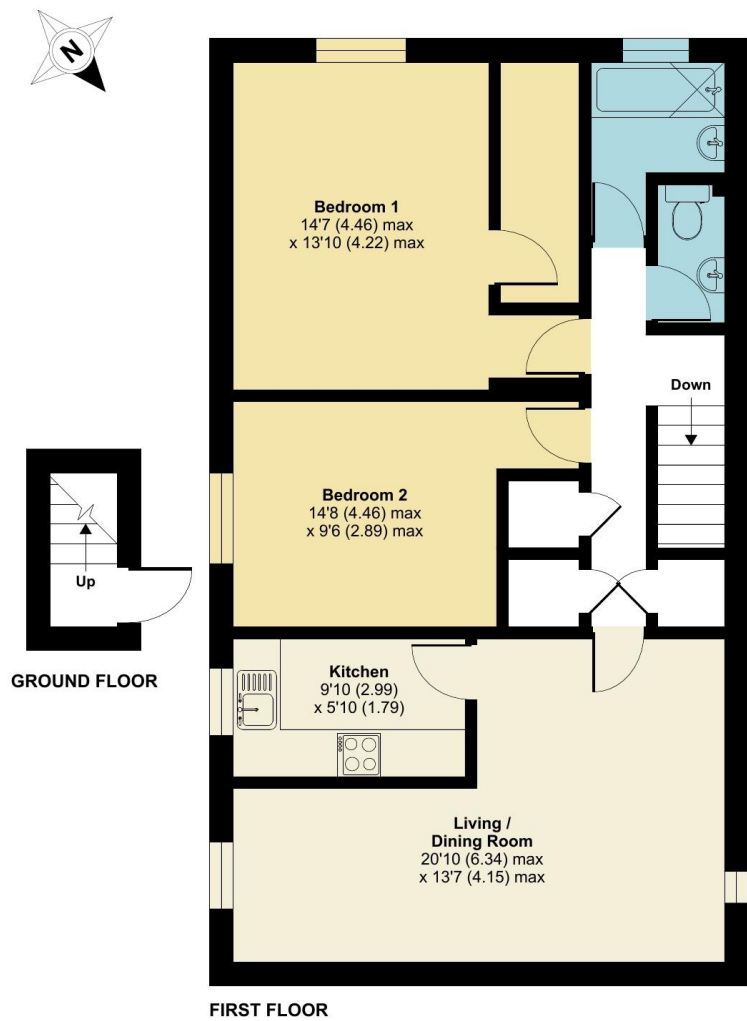
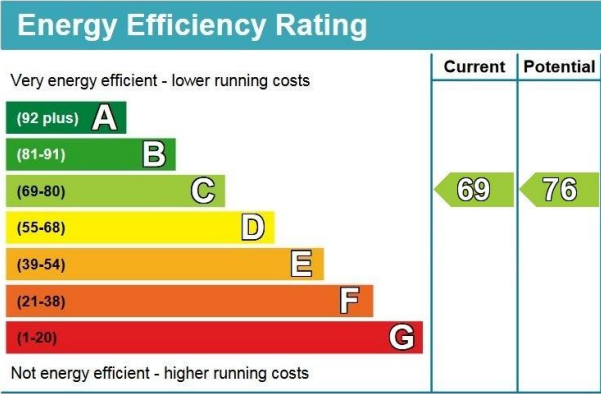


Hogarth Court, Andover, SP10

Approximate Area = 809 sq ft / 75.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Austin Hawk Ltd. REF: 1268220



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.



Hogarth Court, Andover **Guide Price £185,000 Leasehold**

- No Onward Chain
- Private Entrance
- Kitchen
- Bathroom & Separate WC
- Proximity to Mainline Railway Station
- Fully Renvoated Maisonette
- Living/Dining Room
- Two Double Bedrooms
- Garden
- Close to Numerous Amenities



DESCRIPTION: Available to the property market with No Onward Chain, this two-double-bedroomed, first-floor maisonette has been fully renovated by the current owners during their tenure. The property offers the opportunity to be the perfect first home and benefits from its own garden space and a location close to numerous local amenities. The well-presented accommodation comprises a private entrance with stairs leading to a galleried hallway with generous built-in storage, a dual-aspect, open-plan living/dining room, a kitchen, two double bedrooms, a modern contemporary bathroom with a separate WC.

LOCATION: Hogarth Court can be found within the Artists Way development, located just north of Andover's town centre, off the ring road. The location benefits from proximity to the town centre itself and a wide range of nearby out-of-town supermarkets, retail and fast-food outlets. Andover's mainline railway station is just half a mile away with access to London's Waterloo in just over an hour. Artists Way borders Anton Lakes Nature Reserve with public footpaths linking to Charlie's Fishing Lake and Charlton Lakes further upstream. Charlton village is nearby with its own local amenities, including convenience stores, a public house, a church, a veterinary practice plus Charlton Lakes Leisure Park. Open countryside with numerous outlying villages are just beyond.

OUTSIDE: Plentiful communal parking is located alongside the property from which there is gated access into the garden. A path leads from the parking area under a walkway, just past which is the front door to the property.

ENTRANCE LOBBY: Consumer unit and stairs up to the accommodation.

HALLWAY: Door to a built-in, overstairs cupboard housing a wall-mounted gas boiler. Doors to two further built-in storage cupboards. Loft access.

OPEN-PLAN LIVING/DINING ROOM: Good-sized, dual aspect, open-plan living/dining room with a full height window to the front and a window to the rear. Radiators. Laminate flooring. Door to:

KITCHEN: Window to the side. A range of eye and base level cupboards and drawers with worksurfaces over and subway tiled splashbacks. Composite sink and drainer, inset ceramic hob with extractor over and oven/grill below. Space and plumbing for a washing machine.

BEDROOM ONE: Generous double bedroom with a rear aspect. Door to a walk-in wardrobe. Radiator.

BEDROOM TWO: Double bedroom with a window to the side. Radiator.

BATHROOM: Modern, contemporary bathroom with a window to the rear including fully tiled walls and flooring. Panelled bath with a mixer shower attachment over. Vanity hand wash basin with cupboard storage below. Heated towel rail.

WC: Separate room adjacent to the bathroom. Close-coupled WC and hand wash basin.

REAR GARDEN: Private Garden with gated access from the communal parking area, enclosed by closeboard fencing mainly laid to paving with decorative borders to the edges. Raised flower/herbaceous border and a garden shed.

TENURE: Leasehold with 89 years remaining on the lease. Ground rent = £10 per annum and Annual Service Fee of £480 per annum.

SERVICES: Mains drainage, water, electricity and gas 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.

