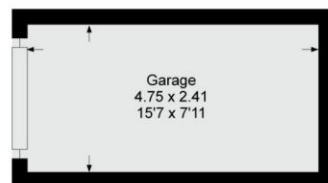
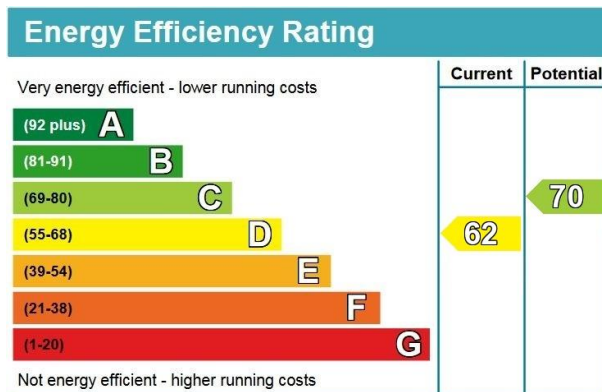


## Shepherds Row, SP10

Approximate Gross Internal Area = 74.1 sq m / 798 sq ft  
Approximate Garage Internal Area = 11.6 sq m / 125 sq ft  
Approximate Outbuilding Internal Area = 4.5 sq m / 49 sq ft  
Approximate Total Internal Area = 90.2 sq m / 972 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



**austinhawk**  
ESTATE AGENTS



**136 Shepherds Row, Andover**

**Guide Price £165,000 Leasehold**

- Top Floor Flat
- Expansive Living/Dining Room
- Shower Room
- Garage & Parking Space
- Close to Amenities
- Hallway
- Kitchen
- Two Double Bedrooms
- Lockable Storeroom
- 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:** Updated by the current owner, this deceptively spacious top-floor flat offers panoramic views back across Andover to the west. The property benefits from a tranquil location on the southern edge of the town plus its parking space in front of a garage. Well-presented throughout, the accommodation comprises a hallway, an expansive living/dining room, a recently fitted kitchen, two double bedrooms and a shower room also recently installed. The property also has a lockable store located on the ground floor and access to a communal garden area.

**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. Shepherds Row links Micheldever Road with Bell Road, both accessed via London Road on the south-eastern side of Andover, with the location occupying an elevated position. The location offers good access to the town centre, local schools catering for all age groups, along with the nearby historic Ladies Walk giving footpath access to open countryside, Harewood Forest and the Test Valley villages of Wherwell and Chilbolton, plus the nearby town of Stockbridge, offering an abundance of independent specialist shops, tearooms, pubs and restaurants, many of which serve local produce.

**OUTSIDE:** Communal front door with buzzer entry system into an entrance lobby with stairs to all floors and stairs down to the lockable store rooms. A communal door at the rear leads to the communal garden area to the rear of the block and access to the garage. Newly fitted front door into:

**HALLWAY:** Door to a built-in boiler cupboard housing a floor-standing gas boiler. Low-level door to a built-in cupboard housing the gas meter and eye-level wall-mounted cupboard housing the electric meter. Radiator. Doors to:

**LIVING/DINING ROOM:** Expansive, light and airy living/dining room with windows to the rear affording far-reaching views to the west across Andover. Space for dining. Radiators.

**KITCHEN:** Window to the front. Newly installed in 2022 and comprising a range of eye and base level cupboards and drawers with worksurfaces over and subway tiled splashbacks. Inset stainless steel one and a half bowl sink and drainer. Space for a freestanding cooker with an extractor over, space and plumbing for a washing machine and a dishwasher, space for a fridge freezer. Recessed shelved storage area.

**BEDROOM ONE:** Double bedroom with a window to the rear and views to the west across Andover. Double doors to a built-in wardrobe storage cupboard and door to a built-in airing cupboard housing a hot water cylinder. Radiator.

**BEDROOM TWO:** Front aspect double bedroom. Door to a built-in storage cupboard. Decorative feature panel wall. Radiator.

**SHOWER ROOM:** Window to the front. Newly reconfigured in 2022 and includes a double shower enclosure with a rainfall shower system. Close-coupled WC, vanity hand wash basin with an extended vanity top and cupboard storage below. Heated towel rail.

**TENURE:** Leasehold with 87 years of the lease remaining. The ground rent is £10 per annum whilst the annual management fee is currently £639.80 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.

