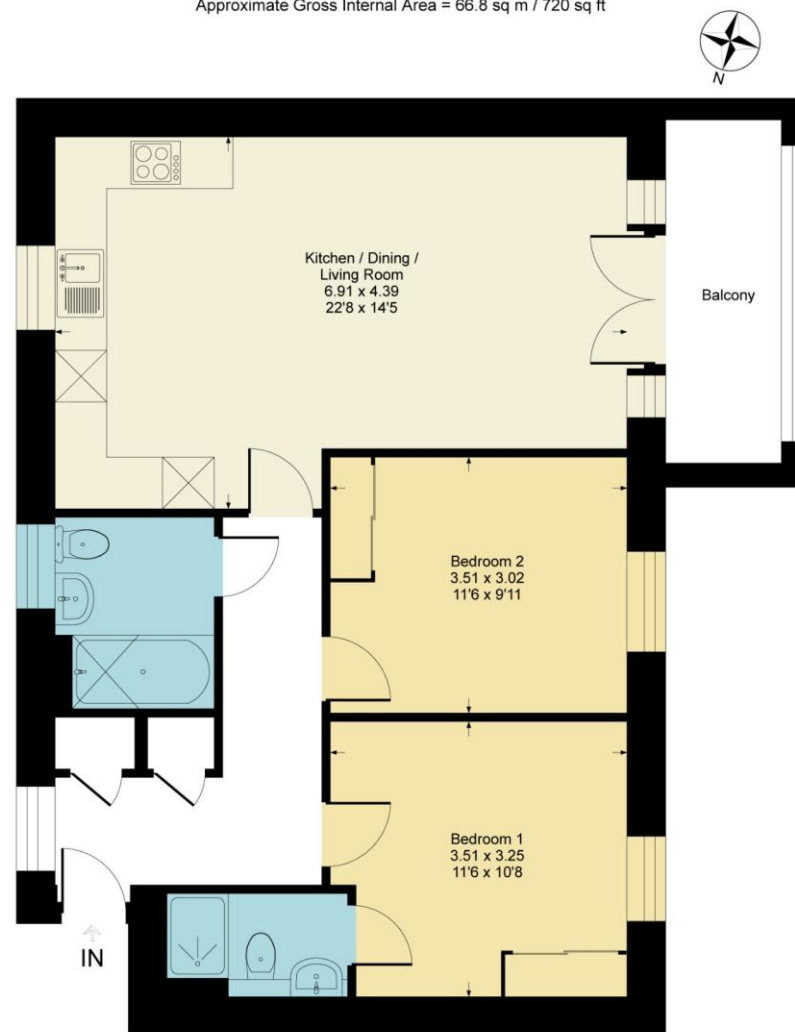
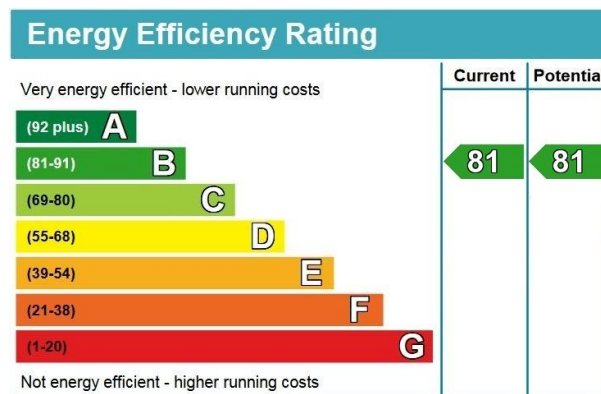


**Cashmere Drive, SP11**  
Approximate Gross Internal Area = 66.8 sq m / 720 sq ft



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.



**Cashmere Drive, Andover**

**Guide Price £220,000 Leasehold**

- Hallway
- Bedroom two
- Bathroom
- Balcony
- 

- Master bedroom
- En Suite
- Kitchen/diner/living room
- Allocated parking
- 

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**DESCRIPTION:**

This stunning well-maintained top floor flat, located on the popular Saxon Heights development, was built in 2020 and is offered for sale with 5 years remaining on a 10 year NHBC warranty. The modern, light and airy accommodation comprises hallway, open-plan kitchen/sitting/dining room, master bedroom with en suite, further bedroom and bathroom. Outside there are communal grounds, two parking spaces and lockable bin and bike stores.

**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:**

Rear aspect, two storage cupboards, one fully shelved and one for standing storage. Doors to:

**MASTER BEDROOM:**

Front aspect, doubled mirrored wardrobe, door to:

**EN-SUITE SHOWER ROOM:**

Double shower, WC, pedestal wash basin, heated towel rail, tiled floor and partly tiled walls, and extractor fan.

**BEDROOM TWO:**

Front aspect and double mirrored wardrobe.

**BATHROOM:**

Rear aspect, bath with shower over plus hand held shower attachment, glass shower screen, WC, pedestal wash basin, heated towel rail, tiled floor and partly tiled walls.

**KITCHEN/DINING/LIVING ROOM:**

Generous, modern, open-plan space incorporating a rear aspect kitchen with a range of eye and base level cupboards and drawers with work surfaces over. Inset upgraded composite sink and drainer, inset gas hob with glass splashback, extractor over and eye level double oven/grill . Integral fridge freezer, integral dishwasher and washer dryer. Tiled floor and half tiled walls.Cupboard housing wall mounted Ideal Logic Combi ESP35 gas boiler. 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.

**TENURE AND SERVICES:**

Leasehold with 120 years remaining. The annual management fee is currently £900 with the annual ground rent currently £150. 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.

