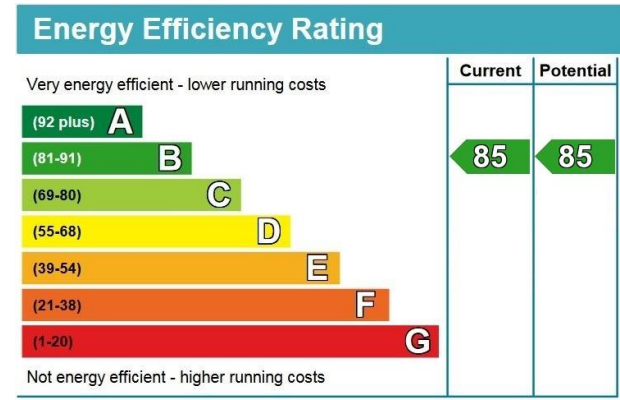


Brocade Road, Andover

Guide Price £215,000 Leasehold



- Hallway with Built in Storage
 - Master Bedroom
 - Second Double Bedroom
 - Two Allocated Parking Spaces
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- Kitchen/Living/Dining Room
 - Ensuite Shower Room
 - Bathroom
 - Close to Amenities & Open Countryside
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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.



DESCRIPTION :

Austin Hawk are delighted to offer this two-bedroom apartment, located on the popular Saxon Heights development, built in 2020 and is offered for sale with the remainder of a 10-year NHBC warranty. The modern, light and airy accommodation comprises a hallway, an open-plan kitchen/sitting/dining room opening to a balcony enjoying pleasant views to the front, a master bedroom with ensuite shower room, a second double bedroom and a bathroom. Outside there are communal grounds, two allocated parking spaces and lockable bin and cycle 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. Brocade Road can be found off Cashmere Drive, which 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 front and rear doors with entry buzzer system into the main entrance foyer. Front door into

HALLWAY :

Window to rear. Entry intercom system. Doors to two separate built-in storage cupboards, radiator and Doors to:

LIVING/DINING ROOM :

French doors to a balcony enjoying pleasant views to the front, radiators and open aspect to:

KITCHEN :

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Integral washer/dryer, dishwasher and fridge/freezer. Cupboard with wall mounted gas combi boiler.

MASTER BEDROOM :

Full-height window to the front. Radiator. Door to:

ENSUITE SHOWER ROOM :

Double shower enclosure, wash hand basin and close-coupled WC, extractor fan and radiator.

BEDROOM TWO :

Front aspect double bedroom with windows to the front. Extensive fitted wardrobe storage. Radiator.

BATHROOM :

Window to the rear. Panelled bath with shower attachment, wash hand basin, close-coupled WC and a radiator.

OUTSIDE :

The front of the property overlooks an area of communal green space towards Brocade Road itself with a pathway leading to a communal front door with a modern entry buzzer system. The allocated parking spaces can be found at the rear of the property. To one end of the car parking area is an area of allotments with residents able to apply to rent an allotment via Andover Town Council. At the front of the block, a path also leads to both bin and bike storage.

TENURE & SERVICES :

Leasehold with 121 years remaining. The annual service fee is currently £1631.22. 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.

