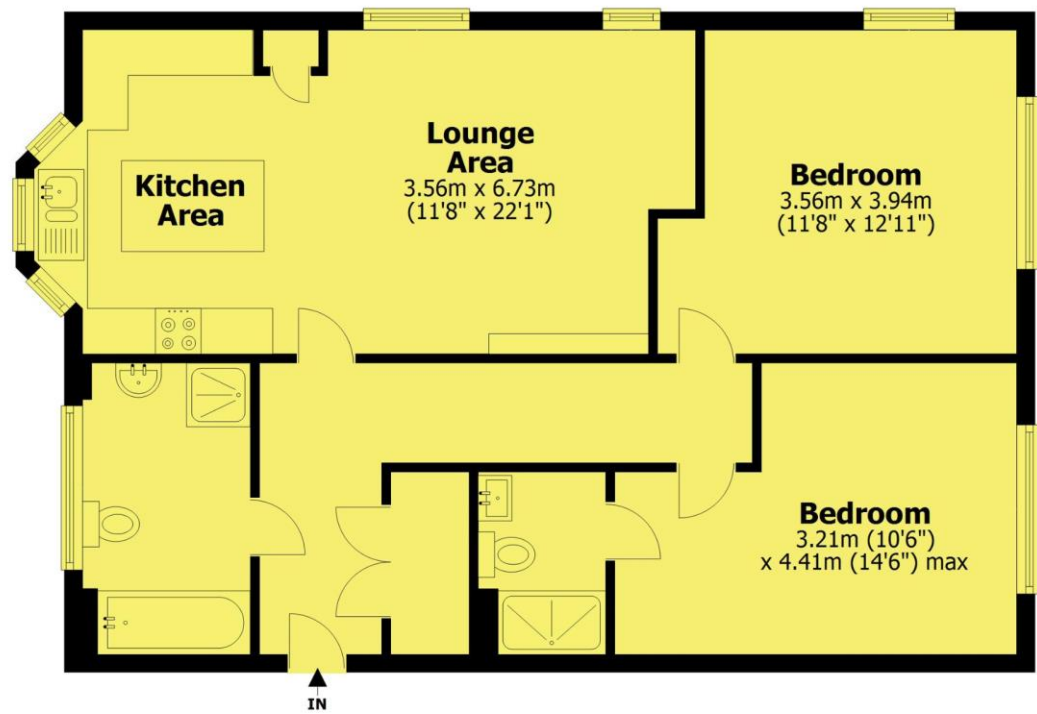


First Floor Flat



Total area: approx. 71.1 sq. metres (765.8 sq. feet)

ANDOVERS ESTAS AWARD WINNING ESTATE AGENT - AS VOTED FOR BY HOME SELLERS AND BUYERS
Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines
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austinhawk

ESTATE AGENTS

ANDOVERS AWARD
WINNING ESTATE AGENT

BRITISH
PROPERTY
AWARDS
2019
★★★★★

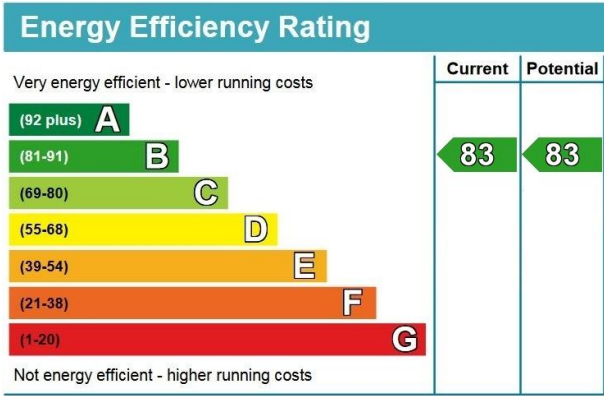
BRITISH
PROPERTY
AWARDS
2018
★★★★★

BRITISH
PROPERTY
AWARDS
2017
★★★★★



Draper Close, Andover

Guide Price £200,000 Leasehold



- First Floor Apartment
 - Bathroom
 - Master Bedroom Suite
 - Parking Space & Car Port
- Hallway
 - Kitchen/Dining/Sitting Room
 - Further Double Bedroom
 - Lockable Personal Store

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:

An immaculate first floor apartment built by Taylor Wimpey in 2019, situated on the edge of Augusta Park. The spacious accommodation comprises hallway, open plan kitchen/dining/sitting room, master bedroom with en-suite shower room, further double bedroom and a family bathroom. Outside there is a car port with secure storage and one parking space.

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 line to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.

ACCOMMODATION:

Front and rear access to communal lobby, entry phone system and stairs to all floors. Door into:

HALLWAY:

Large storage cupboard with hanging rail and shelves. Doors to:

BATHROOM:

Front aspect. Panelled bath with hand held attachment, low-level WC, pedestal wash hand basin and shower cubicle.

KITCHEN:

Front aspect. Range of eye and base level cupboards and drawers with inset one and a half bowl stainless steel sink and drainer with work surfaces over. AEH hob with extractor over and AEG oven below. Cupboard housing Ideal Logic Combi ESPI 35 boiler. Integral dishwasher, washer/dryer and fridge/freezer. Open plan to:

SITTING/DINING AREA:

Two windows to the side.

BEDROOM 1:

Rear aspect. Door to:

EN SUITE:

Shower cubicle, pedestal wash hand basin, low-level WC and heated towel rail.

BEDROOM 2:

Double bedroom. Rear and side aspect.

OUTSIDE:

Car port, parking space and personal lockable storage situated under the flat.

TENURE & SERVICES:

Leasehold. Remainder of 120 year lease from August 2019. Mains water, drainage, electricity and gas are connected. Gas fired central heating to radiators.

AGENTS NOTE:

Please note there may be a minimal yearly " estate charge" as with most modern housing developments.

