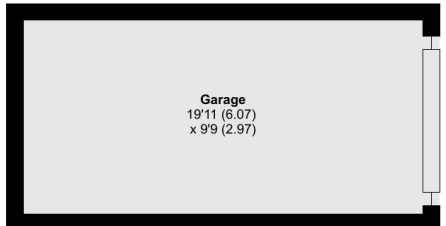


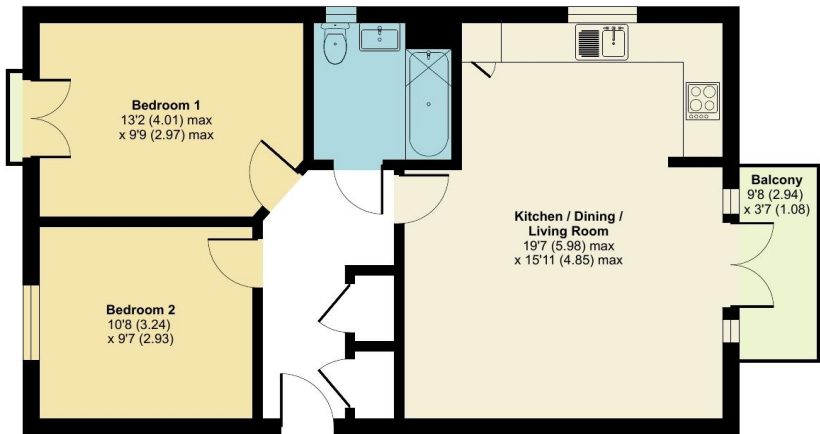


Halter Way, Andover, SP11

Approximate Area = 681 sq ft / 63.2 sq m
Garage = 194 sq ft / 18 sq m
Total = 875 sq ft / 81.2 sq m
For identification only - Not to scale

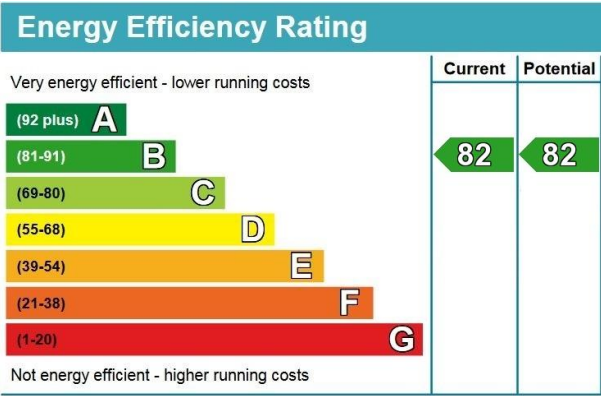


GARAGE



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Austin Hawk Ltd. REF: 1284535



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.



Halter Way, Andover

Guide Price £210,000 Leasehold

- **LOCATION**
- **HALLWAY**
- **BEDROOM 2**
- **SITTING ROOM**
- **OUTSIDE**

- **ACCOMODATION**
- **BEDROOM 1**
- **BATHROOM**
- **KITCHEN**
- **GARAGE**



DESCRIPTION:

Austin Hawk are delighted to offer this well presented two bedroom apartment, built in 2017 by Persimmon Homes, situated on the popular Picket Twenty development. The accommodation comprises hallway, open plan kitchen/sitting room with balcony, two bedrooms and a bathroom. Outside there is a garage and one allocated parking space. Offered with NO ONWARD CHAIN.

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.

ACCOMODATION:

Main door with entry buzzer system into communal hallway and stairs to all floors. Front door into:

HALLWAY:

Cloaks cupboard, linen cupboard, and doors to:

BEDROOM 1:

Rear aspect, with Juliette balcony.

BEDROOM 2:

Rear aspect.

BATHROOM:

Side aspect. Panelled bath with shower over, low level WC, wash hand basin and heated towel rail.

SITTING ROOM:

Rear aspect with laminate flooring and balcony enjoying views over the surrounding areas. Open access to:

KITCHEN:

Side aspect and tiled floor. Contemporary range of eye and base level cupboards and drawers with work surface over and inset stainless steel sink and drainer. Inset gas hob with extractor over and single oven below. Integral fridge/freezer, washing machine and dishwasher. Cupboard with wall mounted boiler.

OUTSIDE:

To the rear of the property there is a car park with one allocated parking space and garage.

GARAGE:

Up and over door to the front and rear aspect.

TENURE:

Leasehold with 111 years remaining. Ground rent approximately £250 per anum. Maintenance charges are approximately £1200 per anum.

SERVICES:

Mains water, drainage, gas and electricity are connected. Gas Central heating to the radiators.

AGENT NOTE:

The property is to be sold as seen and no appliances have been tested.

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 t one of our agents.

