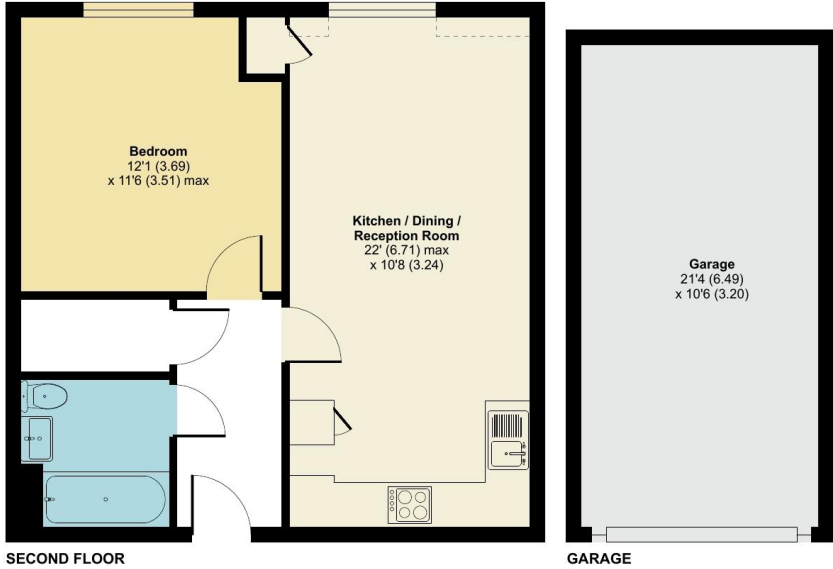


Hampton Road, Andover, SP11

Approximate Area = 501 sq ft / 46.5 sq m
Limited Use Area(s) = 5 sq ft / 0.4 sq m
Garage = 224 sq ft / 20.8 sq m
Total = 730 sq ft / 67.7 sq m
For identification only - Not to scale



Denotes restricted head height

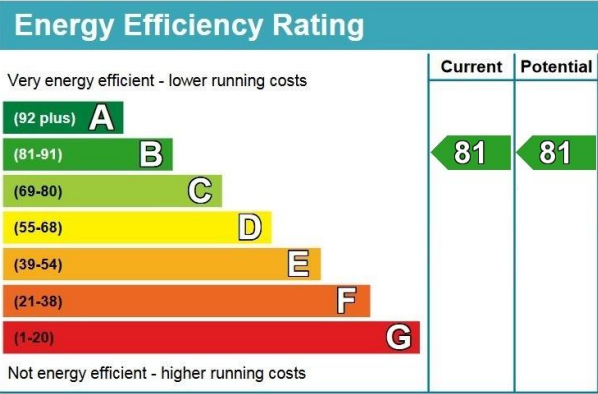


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Austin Hawk Ltd. REF: 1283843



Hampton Road, Andover

Shared Ownership £68,000 Leasehold



- Discounted Market Property
 - Entrance Hallway
 - Bedroom
 - Garage & Allocated Parking
- Communal Entrance
 - Open Plan Living/Kitchen/Dining Room
 - Bathroom
 - Close to Amenities

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.



**** LOW COST HOME WITH DISCOUNTED MARKET SALE PRICE FROM 40% VALUE - NO BUY TO LET PURCHASERS ****

Available to the property market at a 40% share of its full value, with the option, once purchased, to staircase to a higher percentage of ownership, this one-bedroomed, top-floor flat potentially provides the ideal option to embark onto the property ladder. A rental payment is due for the "unowned" percentage on a monthly basis. The accomodation comprises a communal entrance with access to the property via a buzzer entry system, a property front door opening into an entrance hallway, then an open-plan kitchen/living/dining room, a double bedroom and a bathroom. The property benefits from not only a garage with a parking space in front of that garage, but also a separate allocated parking space. Applicants will be required to complete a Home Ownership application form in order to ascertain eligibility.

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 property can be found on Hampton Road, a quiet residential road located off East Anton Farm Road, linking Olympic Park Road with Woolwich Way, on the northernmost edge of the Augusta Park development. The location has many local amenities close by including schools, a nursery, a Co Op convenience store, fast food outlets and East Anton sports ground with Harmony Woods Nature Reserve just beyond. The popular Finkley Down Farm Park is also close by. The development borders open countryside and the nearby village of Smannell with its public house is a short distance away.

The property is leasehold with 112 years remaining on the lease. Mains drainage, water, electricity and gas are connected. Gas central heating to radiators. The current annual service charge is £141.50 per month.

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.

