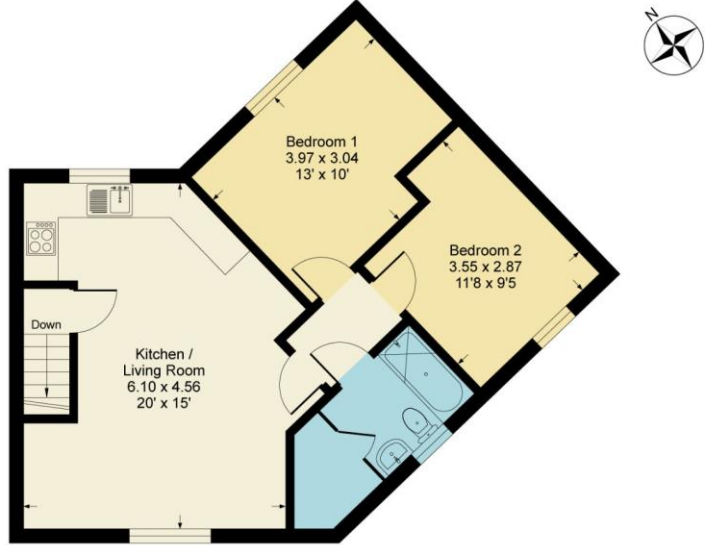
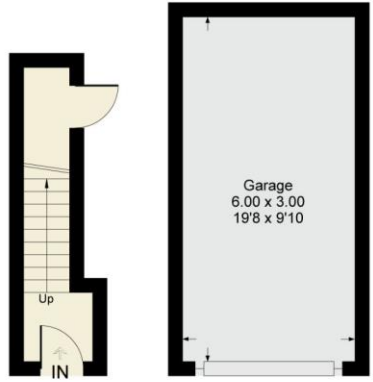


Beltex Walk, SP11
Approximate Gross Internal Area = 61.5 sq m / 662 sq ft
Approximate Garage Internal Area = 18 sq m / 194 sq ft
Approximate Total Internal Area = 79.5 sq m / 856 sq ft



First Floor



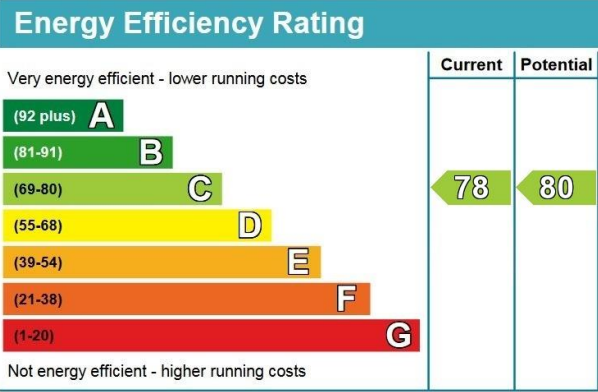
Ground Floor

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



Beltex Walk, Andover

Guide Price £185,000 Leasehold



- **First Floor Maisonette**
 - **Open Plan Living/Kitchen/Dining Room**
 - **Bathroom**
 - **Proximity to Open Countryside**
- **Entrance Lobby**
 - **Two Double Bedrooms**
 - **Garage & Allocated Parking**
 - **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.



DESCRIPTION: The ideal first purchase, this modern first-floor, two-double-bedroomed maisonette benefits from allocated parking in front of its own garage, which is located to the rear of the property. Well-presented throughout, the property comprises its own front door and entrance lobby with stairs leading to the first-floor accommodation with an open-plan living/kitchen/dining room, two double bedrooms and a bathroom with surprisingly spacious walk-in airing/storage cupboard. Applicants will be required to complete a Home Ownership application form in order to ascertain eligibility.

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. Located near the eastern edge of the Augusta Park development, the property fronts onto the junction with East Anton Road and Smannell Road with access to the garage and parking at the rear of the property via Romney Road. Augusta Park boasts many local amenities, including schools, a nursery, a Co-Op convenience store, fast food outlets and East Anton sports ground with Diamond Woods Nature Reserve just beyond. The popular Finkley Down Farm Park is also nearby. The development borders open countryside and the nearby village of Smannell with its public house is exactly one mile away.

OUTSIDE: The property is accessed via a path alongside a tree-lined area of lawn which leads directly to the front door. The path continues beyond the front door with access through to the garage and allocated parking area, just a few metres away.

ENTRANCE LOBBY: The front door leads into a small ground floor entrance lobby with stairs then leading directly up to the accommodation. Internal door into:

OPEN-PLAN LIVING/KITCHEN/DINING ROOM: Dual aspect, open-plan living/kitchen/dining room with the kitchen having a rear aspect and comprises a range of eye and base-level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer, inset electric hob with extractor over and an oven/grill below. Space and plumbing for a washing machine and space for a fridge freezer. The living/dining area has a front aspect with not only space for dining but also space for an office workstation if desired.

INNER HALLWAY: Small inner hallway provides access from the living area to both bedrooms and the bathroom. Radiator.

BEDROOM ONE: Double bedroom with a window to the rear. Radiator. Loft access.

BEDROOM TWO: Double bedroom with a window to the front. Recess for wardrobe storage. Radiator. Currently used as an office.

BATHROOM: Window to the front. Fully tiled bath enclosure with a panelled bath and shower over. Close-coupled WC, pedestal hand wash basin and radiator. Door to a built-in, walk-in airing/storage cupboard housing an unvented hot water cylinder.

TENURE: Leasehold. 125-year lease commenced on 1st January 2010 (114 years remaining).

SERVICES: Mains drainage, water and electricity are connected. Heating via an electric air source heat pump.

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.

