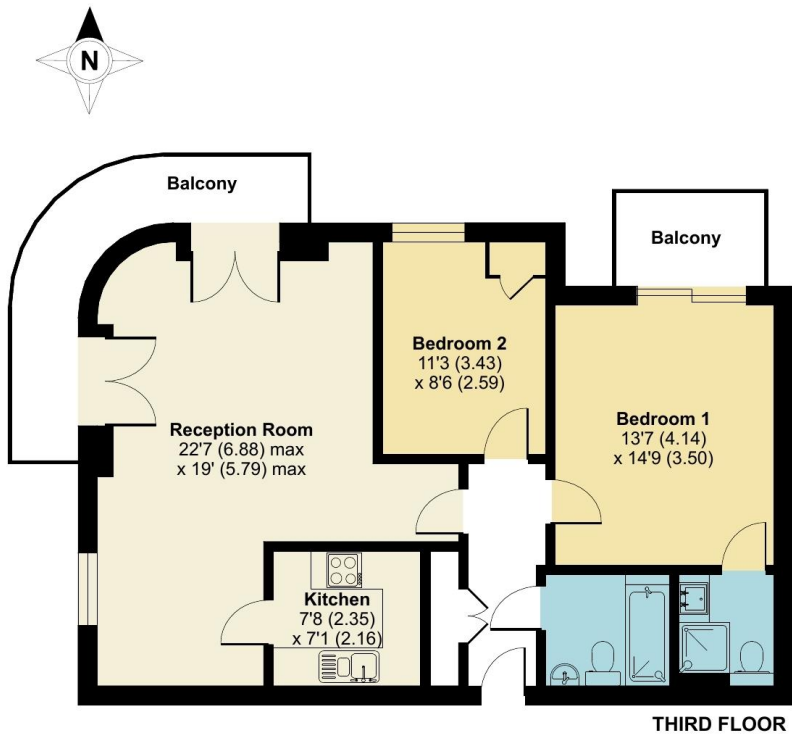
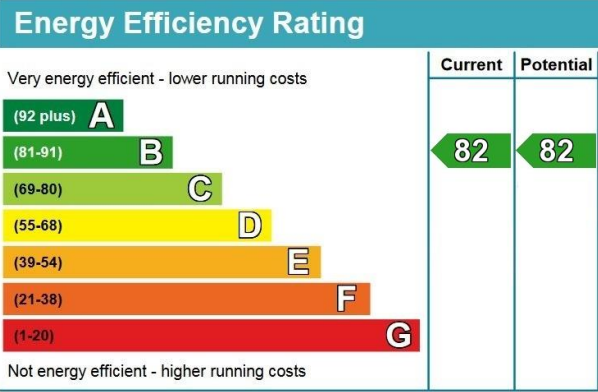


Clarence Court, Bridge Street, Andover, SP10

Approximate Area = 785 sq ft / 73 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025.



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.



Clarence Court, Andover Guide Price £200,000 Leasehold

- Hallway
 - 2 Balconies
 - Master Bedroom
 - Bedroom 2
 - Parking Space
- Living/Dining Room
 - Kitchen
 - Ensuite Shower Room
 - Bathroom
 - No Onward Chain



DESCRIPTION:

Occupying a town centre location within walking distance of shops, bars and restaurants, this second floor apartment is offered for sale with no onward chain. The accommodation comprises hallway, living/dining room with balcony enjoying views over the town, kitchen, master bedroom with ensuite shower room and a further balcony, a second bedroom and a bathroom. Outside there is an allocated 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 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.

ACCOMMODATION:

Entrance lobby with stairs and lift to second floor. Front door into:

HALLWAY:

Fitted cupboard and doors to:

LIVING/DINING ROOM:

Window to side and dual French doors leading out to a decked balcony with views over the town. Door to:

KITCHEN:

Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel one and a half bowl sink with drainer. Inset electric hob with extractor over and double oven below. Space and plumbing for washing machine and space for fridge/freezer.

MASTER BEDROOM:

Patio doors to front leading to a further balcony. Door to:

ENSUITE SHOWER ROOM:

Shower cubicle, vanity cupboard with wash hand basin and WC with concealed cistern. Heated towel rail and mirrored cupboards.

BEDROOM 2:

Window to front and cupboard with wall mounted boiler.

BATHROOM:

Panelled bath, wash hand basin and WC.

OUTSIDE:

There is an allocated parking space to the rear.

AGENT NOTE:

New fire alarm systems have been installed together with new fire doors and the cladding is due to be replace at no cost to the leaseholders.

TENURE:

Leasehold with a 125 year lease commencing 1 January 2003. Ground rent is £125 p/a. Service charge is approximately £1400 p/a

SERVICES:

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.

