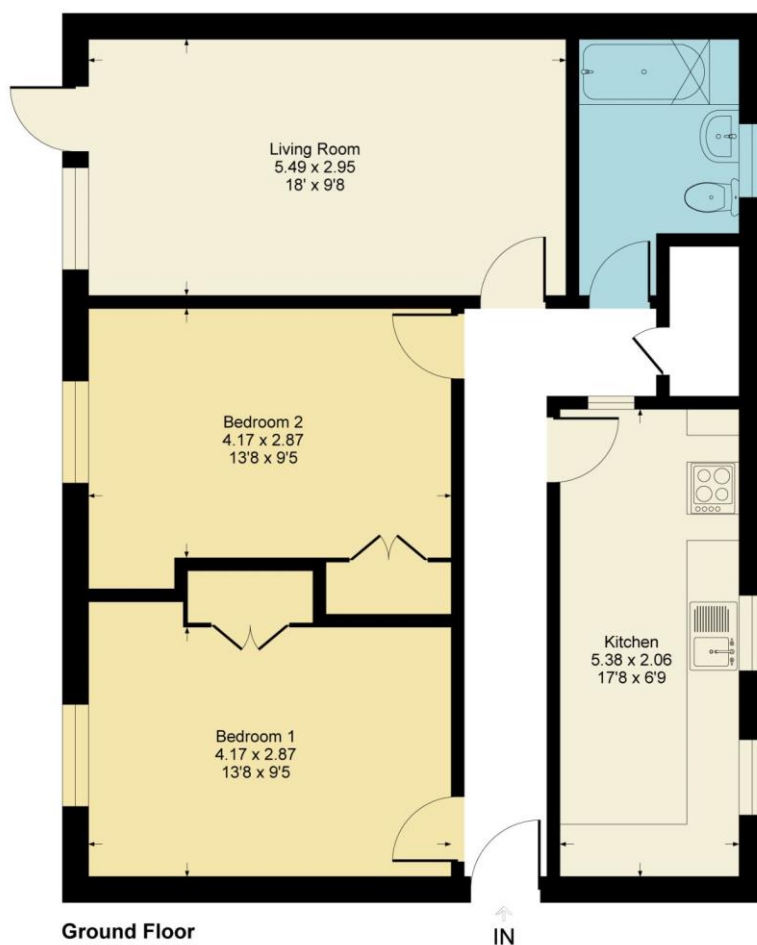
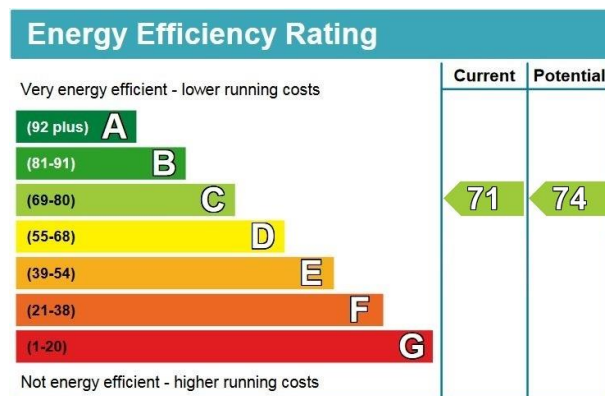


The Firs, SP10 Approximate Gross Internal Area = 72.2 sq m / 777 sq ft



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



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.



The Firs, Andover

Guide Price £169,950 Leasehold

- Ground Floor
- Living Room
- 2 Double Bedrooms
- Communal Gardens
- Hallway
- Kitchen/Breakfast Room
- Shower Room
- Communal Parking

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DESCRIPTION:

This ground floor flat is located in an established residential area close to local amenities and within walking distance of the railway station. The well presented accommodation comprises hallway with storage cupboard, living room, a kitchen breakfast room, two double bedrooms - both with fitted wardrobe cupboards - and a re-fitted shower room. The property benefits from a laundry room, attractive communal gardens and communal parking.

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:

Main door into entrance lobby with front door into:

HALLWAY:

Linen/storage cupboard and doors to:

LIVING ROOM:

Window and door to side.

KITCHEN/BREAKFAST ROOM:

Windows to side. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Free standing cooker, space and plumbing for washing machine, space for further appliances and wall mounted boiler.

BEDROOM 1:

Window to side and fitted wardrobe cupboard.

BEDROOM 2:

Window to side and fitted wardrobe cupboard.

SHOWER ROOM:

Window to side. Re-fitted with a shower cubicle with rainfall shower, vanity cupboard with wash hand basin and WC.

OUTSIDE:

There are attractive communal gardens and a laundry room in the adjacent block for use by the residents. There is also a caretaker who keeps the communal areas clean and tidy.

TENURE:

Leasehold with approximately 144 years remaining. The service charge is approximately £1,700 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.

