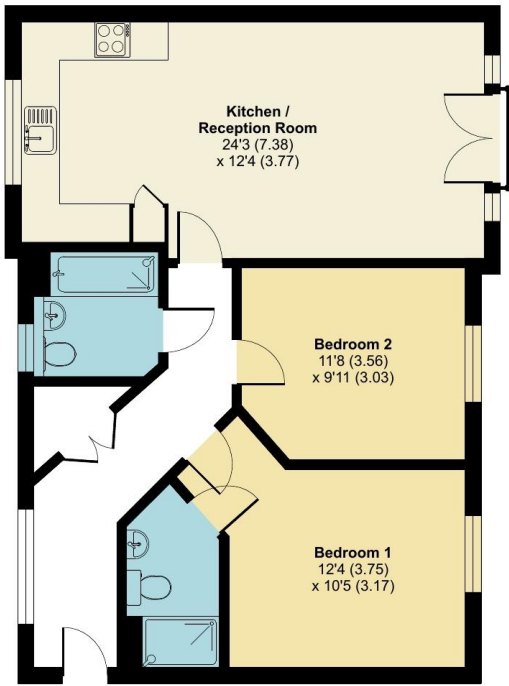


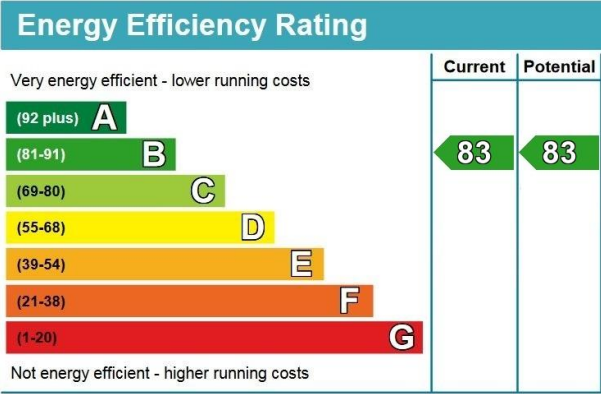
Draper Close, Andover, SP11

Approximate Area = 778 sq ft / 72.3 sq m
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Austin Hawk Ltd. REF: 1304827



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.



Draper Close, Andover Guide Price £205,000 Leasehold

- Hallway
 - Kitchen
 - Ensuite Shower Room
 - Bathroom
 - Top Floor
- Living/Dining Room
 - Master Bedroom
 - Bedroom 2
 - 2 Parking Spaces
 - No Onward Chain



DESCRIPTION:

Built in 2019 by Taylor Wimpey and offered for sale with no onward chain, this nicely presented top floor apartment is located on the edge of the Saxon Heights development close to Finkley Farm and local countryside. The light and airy accommodation comprises hallway, living/dining room with open plan access to the kitchen with fitted appliances, master bedroom with ensuite shower room, second bedroom and a bathroom. Outside there are two parking spaces.

LOCATION:

The property is located on the popular Augusta Heights development which benefits from local amenities including shops and schools as well as play parks and green spaces. There is easy access to the town as well as the nearby countryside. 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 with entry buzzer system into foyer with stairs to all floors. Front door into:

HALLWAY:

Window to side. Large storage cupboard with shelving and doors to:

LIVING/DINING ROOM:

French doors to front with Juliette balcony. Open access to:

KITCHEN:

Window to rear. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Integral washer/drier, dishwasher and fridge/freezer. Cupboard with wall mounted boiler.

MASTER BEDROOM:

Window to front and door to:

ENSUITE SHOWER ROOM:

Shower cubicle, wash hand basin and WC.

BEDROOM 2:

Window to front.

BATHROOM:

Window to rear. Panelled bath with shower over, wash hand basin and WC.

OUTSIDE:

Two allocated parking spaces.

TENURE:

Leasehold with the remainder of 120 year lease from August 2019. The ground rent is £150 p/a and the service charge is £2,284.83 p/a inclusive of the estate charge.

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.

