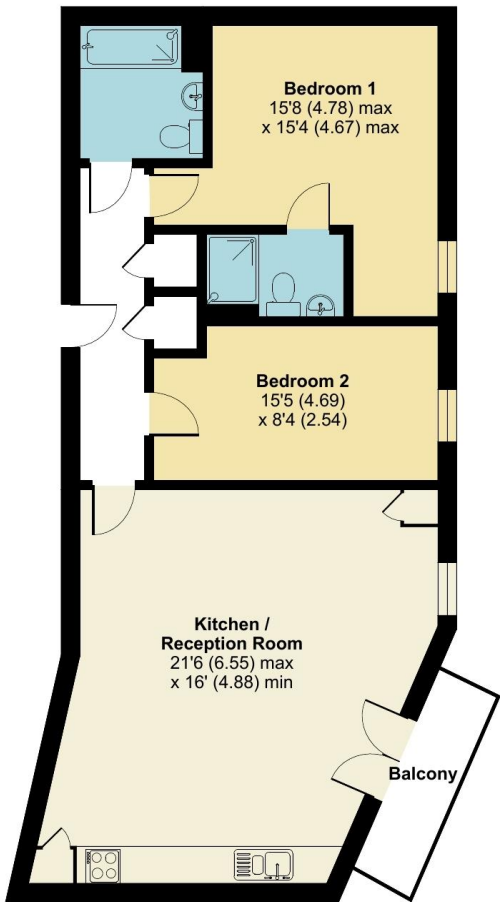


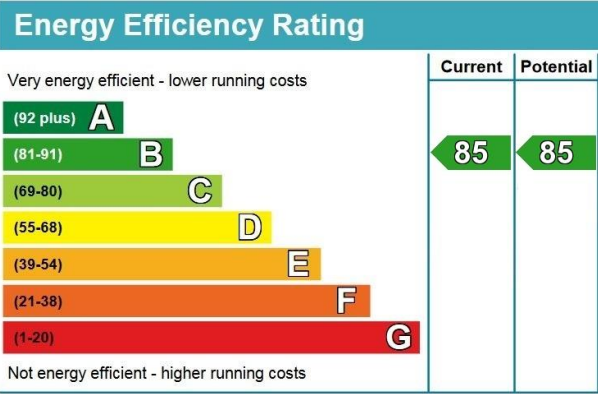
Brocade Road, Andover, SP1

Approximate Area = 861 sq ft / 80 sq m
For identification only - Not to scale



THIRD 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: 1309419



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.



Brocade Road, Andover Guide Price £225,000 Leasehold

- Top Floor
- Living /Dining Area
- Kitchen Area
- Ensuite Shower Room
- 2 Parking Spaces
- Hallway
- Balcony
- Master Bedroom
- Bedroom 2
- Bin/Cycle Store



DESCRIPTION:

This top floor flat, located on the popular Saxon Heights development, was built in 2020 and is offered for sale with the remainder of a 10-year NHBC warranty. The modern, light and airy accommodation comprises a hallway, an open-plan kitchen/sitting room opening to a balcony with far reaching views, a master bedroom with ensuite shower room, a second double bedroom and a bathroom. Outside there are communal grounds, two allocated parking spaces and lockable bin and cycle stores.

LOCATION:

The property is located on the popular Saxon 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:

Communal front and rear doors with entry buzzer system into the main entrance foyer. Stairs to all floors and front door into:

HALLWAY:

Entry intercom system. Two separate built-in storage cupboards and doors to:

LIVING/DINING AREA:

Window to front and cupboard with wall mounted combi boiler. Open access to:

KITCHEN AREA:

Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Integral washer/drier, dishwasher and fridge/freezer. French doors to a **BALCONY** offering far reaching views over the surrounding area.

MASTER BEDROOM:

Window to front and door to:

ENSUITE SHOWER ROOM:

Shower cubicle, wash hand basin and WC.

BEDROOM 2:

Window to front. Currently used as an office.

BATHROOM:

Panelled bath with shower attachment, wash hand basin and WC.

OUTSIDE:

The front of the property overlooks an area of communal green space towards Brocade Road itself with a pathway leading to a communal front door with a modern entry buzzer system. The allocated parking spaces can be found near the rear of the property and are visible from within the property. To one end of the car parking area is an area of allotments with residents able to apply to rent an allotment via Andover Town Council. At the front of the block, a path also leads to both bin and bike storage

TENURE:

Leasehold with 120 years remaining. The annual service fee is currently £1317.23 with a "Peppercorn" Ground Rent. Please note there may be an annual 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.

