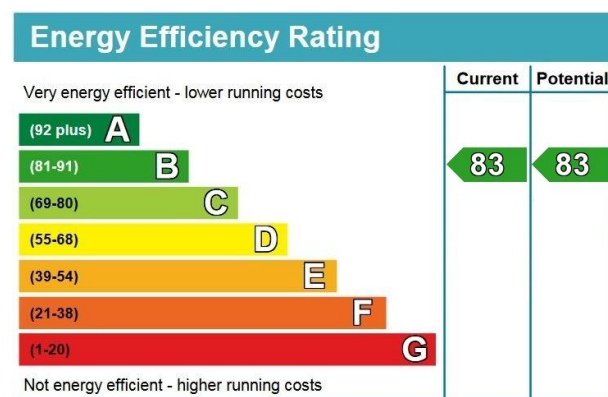
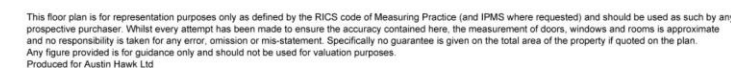


Approximate Gross Internal Area = 61.4 sq m / 661 sq ft



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.



Guide Price £210,000 Freehold

- **Ground Floor**
- **Living/Dining Room**
- **Kitchen**
- **Bathroom**
- **Freehold**
- **Hallway**
- **Outdoor Seating Area**
- **2 Bedrooms**
- **Parking Space**
- **No Onward Chain**

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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01

DESCRIPTION:

This ground floor flat is located in the heart of the Picket Twenty Way development close to local amenities and offered for sale with no onward chain. The accommodation comprises hallway, living/dining room with open plan access to a kitchen and French doors leading to an outdoor seating area, two bedrooms and a bathroom. Outside there is an allocated parking space. The purchaser will become a part owner of HW Management Ltd which owns the freehold for the building and is the management agent.

LOCATION:

The Picket Twenty development borders Harewood Forest with access to public footpaths literally on the doorstep. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Egg Day Nursery, a community hall, a Co-Op store and the Urban Park and sports pitches. Andover itself 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:

Front and rear doors with entry buzzer system into communal hallway with front door into:

HALLWAY:

Fitted storage cupboards and doors to:

LIVING/DINING AREA:

Double aspect with French doors leading to an outdoor seating area. Open access to:

KITCHEN:

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. Space and plumbing for washing machine and integral fridge/freezer. Cupboard housing Ideal Logic Combi boiler.

BEDROOM 1:

Window to side.

BEDROOM 2:

Window to rear.

BATHROOM:

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

OUTSIDE:

To the rear of the property is a car park with communal stores and an allocated parking space.

TENURE:

Freehold with 994 years remaining and the service charge is £150 pcm. The purchaser will become a part owner of HW Management Ltd which owns the freehold for the building and is the management agent.

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.

