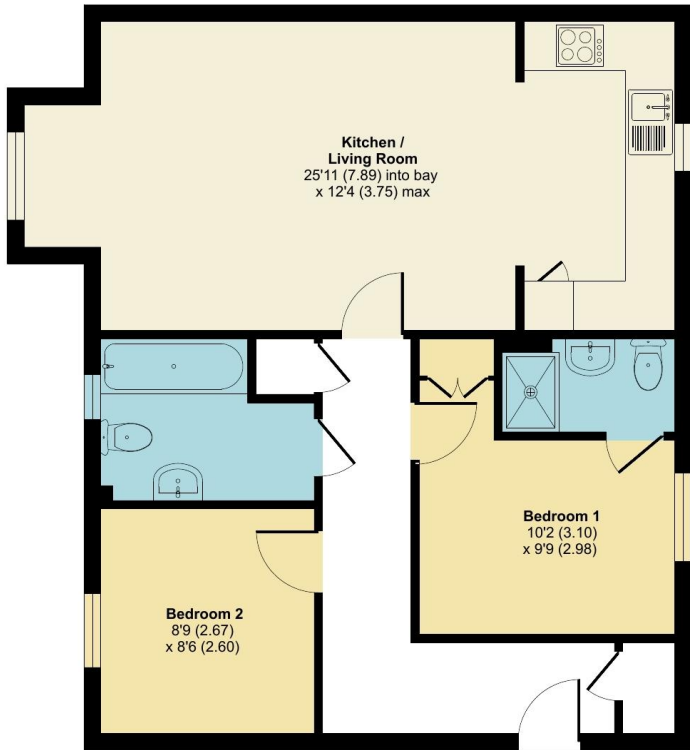


Marchment Close, Picket Piece, Andover, SP11

Approximate Area = 666 sq ft / 61.8 sq m
For identification only - Not to scale



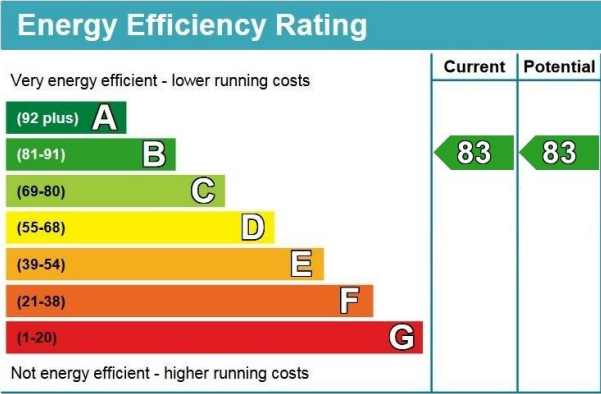
FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Austin Hawk Ltd. REF: 1315793



Marchment Close, Picket Piece

Guide Price £205,800 Leasehold



- First Floor
- Kitchen Area
- Master Bedroom
- Bedroom Two
- Two Parking Spaces
- Hallway
- Sitting/Dining Room
- Ensuite Shower Room
- Bathroom
- Bin & cycle Store

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.



DESCRIPTION: This first-floor apartment was built in 2019 by David Wilson and is offered for sale with the remainder of a 10-year NHBC. The accommodation comprises a hallway with storage cupboard, open-plan sitting/dining/kitchen with integral appliances, master bedroom with ensuite shower room, second bedroom and a bathroom. Outside, there are two parking spaces, a bin store and a cycle store.

LOCATION: Marchment Close can be found in the heart of the Locksbridge Park development within Picket Piece to the east of Andover and benefits from a convenience store. The Picket Piece Commercial Centre offers a post office and a convenience store can be found in the heart of the Picket Piece development on Locksbridge Road. Various community events take place at the Village Hall and The Wyke Down Country Pub and Restaurant is a short distance away, as is the popular Finkley Down Farm Park. Locksbridge Road is also on a bus route providing access to and from Andover's town centre.

ACCOMODATION: Entry buzzer system into ground floor lobby with stairs to first floor. Front door into:

HALLWAY: Two storage cupboards and doors to

KITCHEN AREA: Window to side. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob, glass splashback with extractor over and oven below. Integral washing machine, dishwasher and fridge/freezer. Cupboard with wall-mounted boiler and open access to:

SITTING/LIVING ROOM: Window to front.

MASTER BEDROOM: Window to the rear.

ENSUITE SHOWER ROOM: Shower cubicle, wash hand basin, WC and heated towel rail. Partly tiled walls and tiled flooring.

BEDROOM 2: Window to the front.

BATHROOM: Window to rear. Panelled bath, wash hand basin, WC and heated towel rail. Partly tiled walls and fully tiled flooring.

OUTSIDE: The property benefits from two parking spaces, a bin store and a cycle store.

TENURE: Leasehold with 993 years remaining. Service charge and ground rent are currently £1,200 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.

