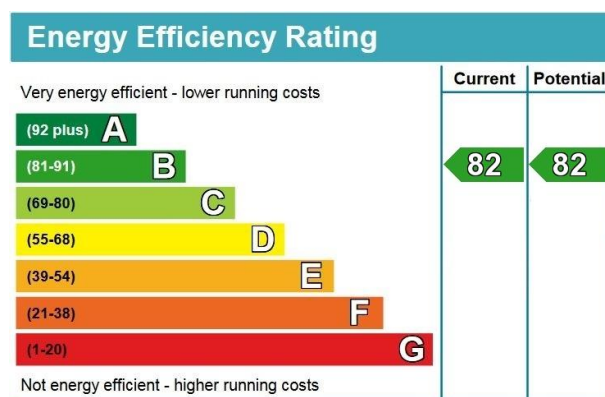


Cashmere Drive, SP11
Approximate Gross Internal Area = 49.9 sq m / 538 sq ft



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.



Cashmere Drive, Andover

Guide Price £159,999 Leasehold

- First Floor
- Utility Cupboard
- Living/Dining Room
- Kitchen
- Bathroom

- Hallway
- Work Station
- Balcony
- Double Bedroom
- Parking Space

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DESCRIPTION:

Built in 2020 by Taylor Wimpey and located on the popular Saxon Heights, this first floor apartment is offered for sale with the remainder of a 10 year NHBC. The well presented accommodation comprises spacious hallway with a utility cupboard and work station cupboard, a living/dining room with French doors leading to a balcony and open access to a contemporary kitchen with integral appliances, a double bedroom and a bathroom. Outside there is allocated parking next to the rear entrance, a bin store and bike store.

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:

Entry buzzer system with door into entrance foyer. Stairs to first floor and front door into:

HALLWAY:

Double doors to work station and utility cupboard with space and plumbing for washer/drier. Doors to:

LIVING/DINING ROOM:

Full height window to front and French doors to BALCONY. Airing cupbord with wall mounted boiler and open access to:

KITCHEN:

Window to front. 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 dishwasher and fridge/freezer.

BEDROOM:

Full height window to front. Double bedroom with feature panelled wall.

BATHROOM:

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

OUTSIDE:

The front of the property overlooks Cashmere Drive itself with a communal area of lawn and a path to the main entrance. There is an allocated parking space to the rear next to the entrance, where the bin and bike store can also be found.

TENURE:

Leasehold with a 125 year lease dated 2020. The service charge is currently £1,100 p/a and the ground rent is £150 p/a. Please note there may be an additional 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.

