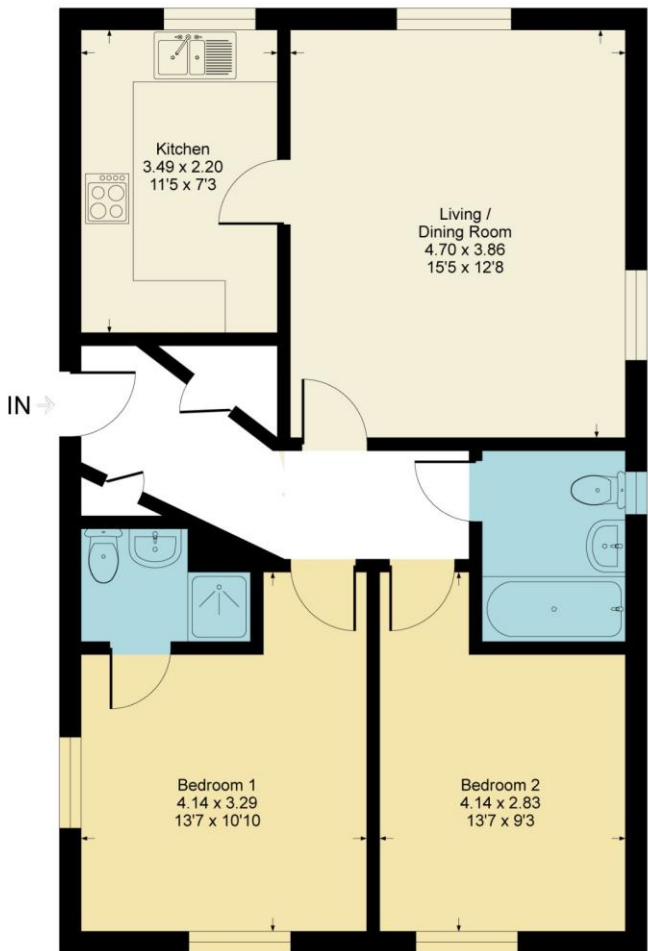


Picket Twenty Way, SP11

Approximate Gross Internal Area = 65.1 sq m / 701 sq ft



Ground Floor

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

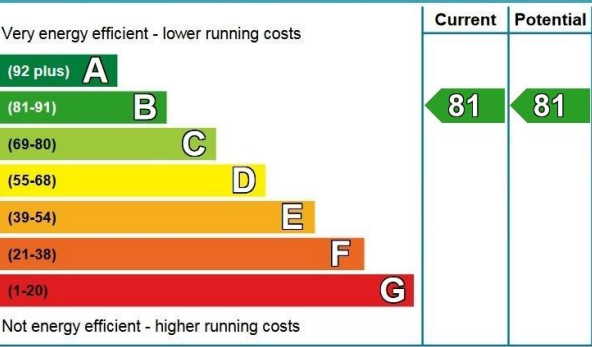


Picket Twenty Way, Andover

Guide Price £185,000 Leasehold



Energy Efficiency Rating



- Hallway
- Kitchen
- Ensuite Shower Room
- Bathroom
- Garage

- Living/Dining Room
- Master Bedroom
- Bedroom 2
- 2 Parking Spaces
- Top Floor

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.

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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: Austin Hawk are delighted to offer this top floor apartment built in 2015 by Persimmon Homes and located on the popular Picket Twenty development. The light, spacious and well-presented accommodation comprises hallway, living/dining room, kitchen, master bedroom with ensuite shower room, a second bedroom and bathroom. Outside there are two parking spaces to the rear, a garage, a bin store and communal store.

LOCATION: 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: Door with entry buzzer system into entrance lobby with stairs to all floors. Front door into:

HALLWAY: Cloaks cupboard, further storage cupboard with wall mounted boiler, loft access and doors to:

LIVING ROOM: Window to rear with Juliette balcony, further window to side and door to:

KITCHEN: Window to front. 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 washing machine and space for fridge/freezer.

MASTER BEDROOM: Double aspect with windows to rear and side. Door to:

ENSUITE SHOWER ROOM: Window to side. Shower cubicle, wash hand basin and low-level WC.

BEDROOM 2: Window to rear.

BATHROOM: Window to side. Panelled bath, wash hand basin and low-level WC.

OUTSIDE: There are two parking spaces located to the rear and a garage located under the coach house opposite. Communal bin store and communal store.

TENURE & SERVICES: Leasehold with 115 years remaining on the lease. Service charge is approximately £1700 p/a payable to Remus which includes building insurance, management fees and general repairs. 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.

