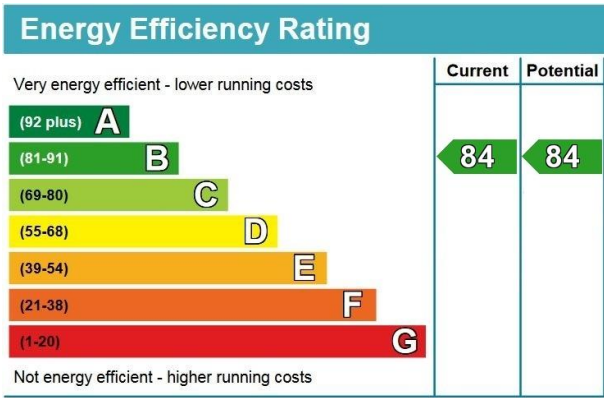




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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.



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.



Draper Close, Andover

Guide Price £200,000 Leasehold

- Hallway
 - Two Bedrooms
 - Bathroom
 - Carport
- Kitchen/Sitting room
 - Ensuite
 - Allocated Parking
 - Bike & Bin Store



DESCRIPTION:

Austin Hawk are delighted to offer this well presented first floor flat, built by Taylor Wimpey, situated on the popular Augusta Park development. The accommodation comprises a spacious, airy hallway, open plan sitting room/ kitchen, two bedrooms, ensuite and bathroom. Outside of the property there is a double car port allocated parking space, cycle store and bin store with key code entry.

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 line to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.

ACCOMODATION:

Doors to front and rear entrance lobby with stairs to all floors. Front door into:

HALLWAY:

Large double door storage cupboard housing electric consumer unit and doors to:

OPEN PLAN KITCHEN/SITTING ROOM

Side aspect. Range of eye and base level cupboards and drawers with worktops over. Inset one and a half bowl stainless steel sink and drainer. Gas hob with extractor over and single electric oven below. Integral fridge/freezer, dishwasher and washing machine. Cupboard house wall mounted Ideal Logic combi gas boiler. Sitting room has a Juliette balcony with two side windows either side.

BEDROOM ONE:

Side aspect.

ENSUITE:

Large shower cubical, WC and wash hand basin. Heated towel radiator and partly tiled walls.

BEDROOM TWO:

Side aspect.

OUTSIDE:

Double car port with allocated parking space to the rear of the property. Cycle store and bin store accessed with a key code.

TENURE & SERVICES:

Leasehold. 99-year Lease from 2019. Service charge of £232 per month. Ground rent £250 per annum.

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.

