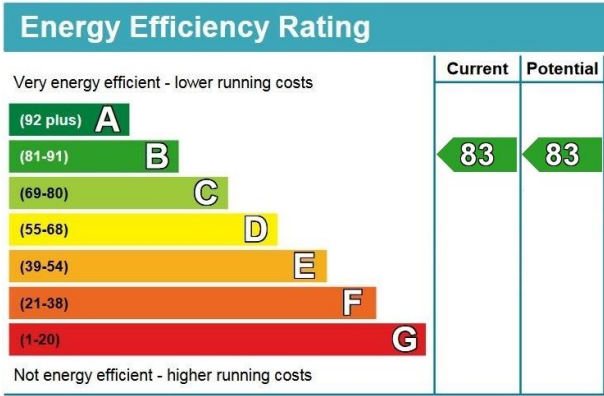


Shepperd Street, SP9
Approximate Gross Internal Area = 71.8 sq m / 773 sq ft



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



Shepperd Street, Tidworth

Guide Price £199,950 Leasehold

- Top Floor
- Living Room
- Master Bedroom Suite
- Bathroom

- Hallway
- Kitchen/Breakfast Room
- Bedroom 2
- 2 Parking Spaces

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:

Located within a modern development on the edge of Tidworth, this top floor apartment was constructed by Persimmon in 2017 and is offered for sale with the remainder of a 10 year NHBC. The spacious and well presented accommodation comprises hallway with walk-in storage cupboard, living room with Juliette balcony, a kitchen/breakfast room with integral appliances, a master bedroom with ensuite shower room and a bathroom. Outside there are two allocated parking spaces located to the rear and visitor parking.

LOCATION:

Tidworth is approximately 10 miles west of Andover, 12 miles south of Marlborough, 24 miles south of Swindon, 15 miles north by north-east of Salisbury and 6 miles east of Amesbury. Tidworth is very well stocked with local facilities, which include two supermarkets, two veterinary surgeries, various eateries, a dental practice, one infant school, three primary schools, leisure/fitness centre & swimming pool. It also has Tidworth Polo Club, which is the second largest in the country and frequently plays host to royals. The Wellington Academy can be found in nearby Ludgershall whilst primary and nursery schools can be found in both Tidworth and Ludgershall.

ACCOMMODATION:

Entry buzzer system into communal hallway with stairs to all floors. Front door into:

HALLWAY:

Walk-in storage cupboard with light and doors to:

LIVING ROOM:

Window to front and French doors to Juliette balcony. Open access to:

KITCHEN/BREAKFAST ROOM:

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 ceramic hob with oven below. Integral washing machine and dishwasher, space for fridge/freezer, cupboard with wall mounted gas boiler and space for table and chairs.

MASTER BEDROOM:

Window to rear and door to:

ENSUITE SHOWER ROOM:

Window to rear. Shower cubicle, wash hand basin and WC.

BEDROOM 2:

Window to front.

BATHROOM:

Window to rear. Panelled bath, wash hand basin, WC and shelved linen cupboard.

OUTSIDE:

There are two parking spaces to the rear of the apartments and visitor parking.

TENURE:

Leasehold with a 999 year lease dated 1 January 2017. The ground rent is £250 p/a (set until 2028) and there is currently no service 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.

