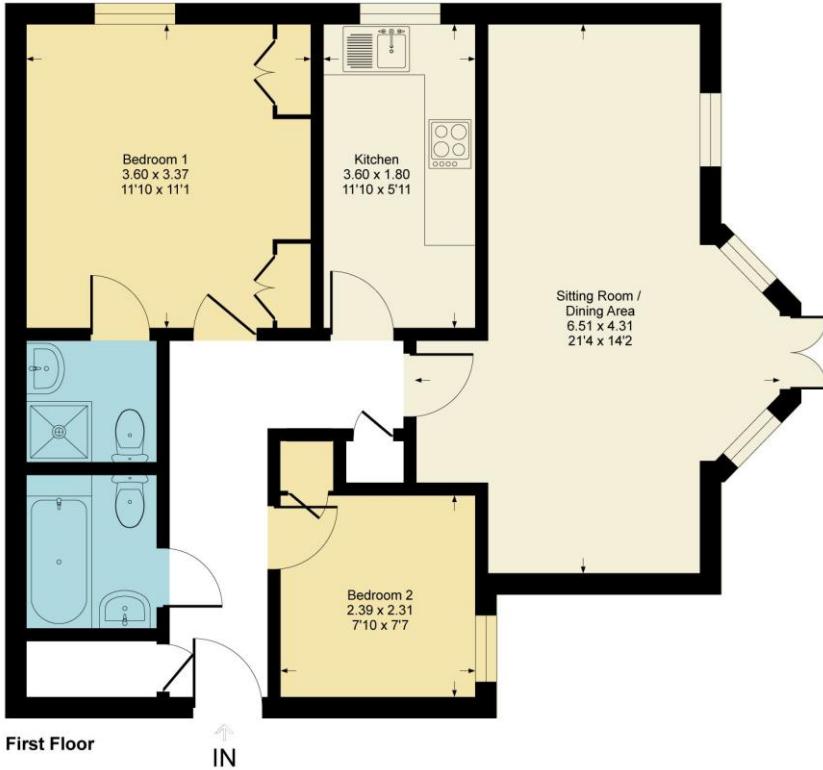


Junction Road, SP10  
Approximate Gross Internal Area = 62.1 sq m / 668 sq ft



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

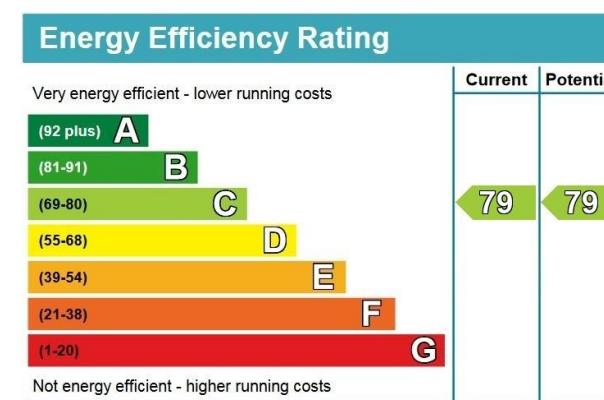


**AH**  
**austinhawk**  
ESTATE AGENTS



**Kilworth Court, Andover**

**Guide Price £195,000 Leasehold**



- **Ground Floor**
- **Kitchen**
- **Master Bedroom**
- **Bedroom 2**
- **Parking Space**

- **Hallway**
- **Living/Dining Room**
- **Ensuite Shower Room**
- **Bathroom**
- **Communal Grounds**

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.

01264 350 508 @ [info@austinhawk.co.uk](mailto:info@austinhawk.co.uk) e [www.austinhawk.co.uk](http://www.austinhawk.co.uk)

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:**

This modern ground floor, two-bedroomed flat would make the ideal first home or excellent investment opportunity. The property benefits from a location close to Andover's town centre amenities along with the mainline railway station as well as an allocated parking space. The well presented accommodation comprises hallway with generous storage, an expansive living/dining room with French doors out to the communal gardens, kitchen, master bedroom with ensuite shower room, a second bedroom and separate bathroom. As well as a communal entrance, the property can be accessed directly from the parking area via French doors leading into the sitting/dining room.

**LOCATION:**

Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre as well as numerous nearby notable tourist attractions. 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. Junction Road links the Broadway at its southern end and Cross Lane just off Charlton Road at its northern end near the mainline railway station. Junction Road is a no-through road, having been blocked at its midpoint at the end of the twentieth century, which, in doing so, put paid to commuters using the route as a quick access road to and from the railway station. Now, the road is a typical quiet residential road with an interesting mix of properties, the earliest of which were constructed in the latter half of the nineteenth century.

**ACCOMMODATION:**

Communal entrance lobby with door to:

**HALLWAY:**

Walk-in storage cupboard, further cupboard and doors to:

**SITTING/DINING ROOM:**

Windows and French doors to side with access to the communal grounds and parking.

**KITCHEN:**

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine and dishwasher, space for fridge/freezer and cupboard with wall mounted combi boiler (new 2020).

**MASTER BEDROOM:**

Window to rear. Two fitted wardrobe cupboards, panelled wall and door to:

**ENSUITE SHOWER ROOM:**

Recently re-furbished with a shower cubicle, vanity cupboard with wash hand basin, WC, mirrored wall cabinet and heated towel rail.

**BEDROOM 2:**

Window to side and fitted wardrobe cupboard.

**BATHROOM:**

Panelled bath with shower attachment, wash hand basin, WC and mirror with shaving plug.

**OUTSIDE:**

Kilworth Court is set back from Junction Road itself with the front of the complex set aside for allocated parking. A lawned, communal garden wraps around both sides and to the rear of the building. Communal entrances with buzzer entry system into communal hallways leading to internal front doors.

**TENURE:**

Leasehold with 104 years remaining. The ground rent is £300 p/a and the service charge is £1700 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.

