

**Cashmere Drive, SP11**  
Approximate Gross Internal Area = 70.3 sq m / 757 sq ft (excludes carport)



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

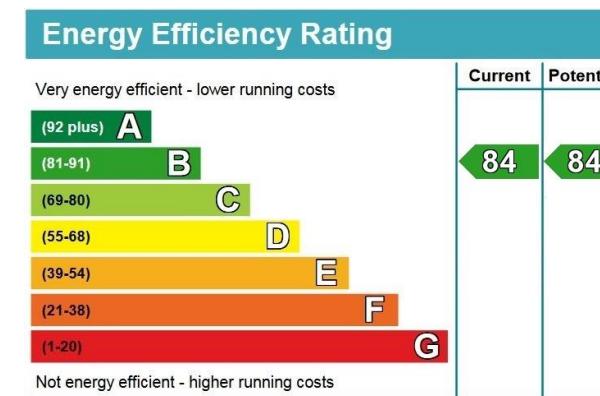


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ESTATE AGENTS



**Cashmere Drive, Andover**

**Guide Price £225,000 Leasehold**



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.

- **Top Floor**
- **Living/Dining Area**
- **Kitchen**
- **Bedroom 2**
- **2 Parking Spaces**

- **Hallway & Work Station**
- **Balcony**
- **Master Bedroom Suite**
- **Bathroom**
- **Car Port**

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**DESCRIPTION:**

Constructed in 2021 by Taylor Wimpey and offered for sale with the remainder of a 10 year NHBC, this top floor apartment is located on the edge of the Saxon Heights development. The accommodation comprises hallway, spacious living/dining area with a balcony and open plan kitchen area with integral appliances, master bedroom with ensuite shower room, a second double bedroom and a bathroom. Outside there are two allocated parking spaces, a car port, a lockable bin store and cycle 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:**

Main door with entry buzzer system into communal hallway with stairs to top floor and front door into:

**HALLWAY:**

Window to rear. Large storage cupboard with shelving and further cupboard housing a work station. Doors to:

**LIVING/DINING AREA:**

French doors to BALCONY with artificial lawn and pebbles. Open access to:

**KITCHEN:**

Window to rear. Contemporary 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 blow. Integral washer/drier, dishwasher and fridge/freezer. Cupboard with wall mounted combi boiler.

**MASTER BEDROOM:**

Window to front and door to:

**ENSUITE SHOWER ROOM:**

Shower cubicle, wash hand basin and WC.

**BEDROOM 2:**

Window to front.

**BATHROOM:**

Window to rear. Panelled bath with hand held shower attachment, wash hand basin and WC.

**OUTSIDE:**

There are two allocated parking spaces located to the rear together with a car port at the side, a lockable bin store and cycle store.

**TENURE:**

Leasehold with 119 years remaining. The service/ground rent charge is £1,600 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.

