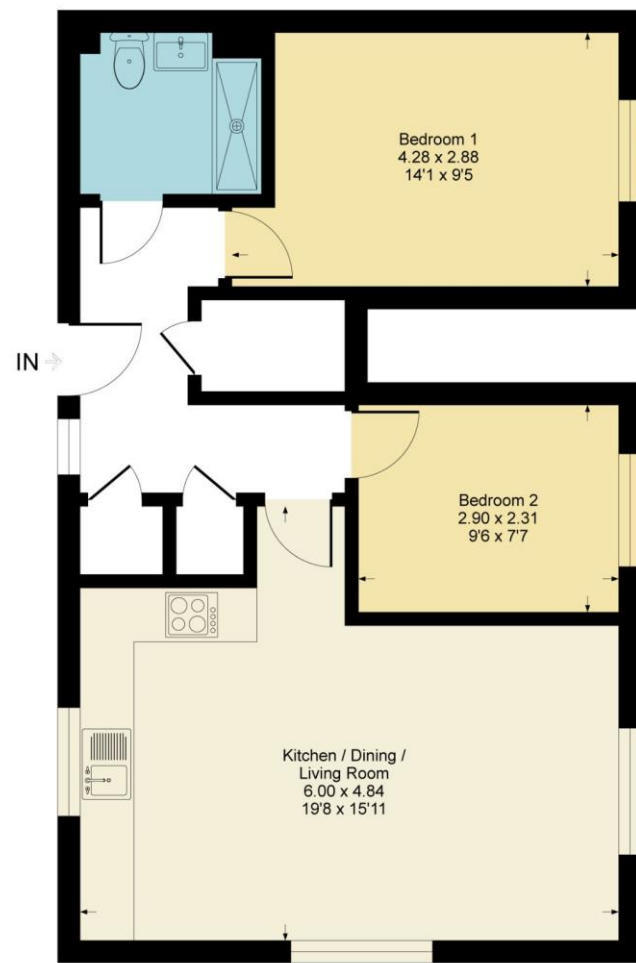


Picket Twenty Way, SP11

Approximate Gross Internal Area = 56.6 sq m / 610 sq ft



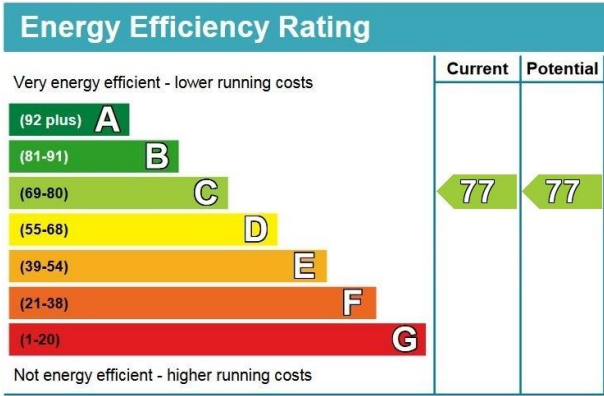
Ground Floor

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 £265,000 Leasehold



- **Hallway**
- **Two Double Bedrooms**
- **Built-In Storage options**
- **Close to Local Amenities**
- **Living/Kitchen/Dining Room**
- **Shower Room**
- **Allocated Parking**
- **Proximity to A303**

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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DESCRIPTION: A modern, two-double-bedroomed, ground-floor flat benefits from allocated parking and is located on the edge of the Picket Twenty development, perfect for access to the A303 with various local amenities nearby. Deceptively spacious, the property features a generous, light and airy, open plan living/kitchen/dining room along with two double bedrooms, a shower room and excellent built-in storage options in the hallway.

LOCATION: Picket Twenty Way traverses the Picket Twenty development which borders Harewood Forest with access to public footpaths nearby. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Busy Bees Day Nursery, a community hall, a Co-Op store, an Urban Park and sports pitches. Andover itself 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. The property itself is located at the start of Picket Twenty Way on the development's western edge, just off the A3093.

OUTSIDE: The property frontage includes a small, low-maintenance garden, mainly paved with an area of mature shrubs, bordered by a picket fence with gated access to the front door under a pitched canopy porch. The allocated parking spaces are directly in front of the property with visitor spaces also available. A path to the rear of the property leads on to the Picket Twenty development, bordered by attractive mature hedging and an avenue of trees.

HALLWAY: Window to the front alongside the front door. Doors to three separate built-in storage cupboards, one of which houses a wall-mounted gas combi boiler, another houses the consumer unit. Radiator. Doors to:

OPEN-PLAN LIVING/KITCHEN/DINING ROOM:

A good-sized, triple-aspect living space with windows to the front, the rear and to one side. The living space is arranged at the rear with the dining space to one side. Radiator. The kitchen area, with a window to the front, includes a range of eye and base-level cupboards and drawers with worksurfaces over and matching upstands. Inset one and a half bowl, stainless steel sink and drainer, inset gas hob with a stainless-steel backsplash, an extractor over and an oven/grill below. Integrated dishwasher and fridge/freezer, space and plumbing for a washing machine.

BEDROOM ONE: Double bedroom with a window to the rear. Radiator.

BEDROOM TWO: Small double bedroom with a window to the rear. Radiator.

SHOWER ROOM: Double walk-in shower enclosure, close-coupled WC, pedestal hand wash basin and radiator.

TENURE: Leasehold with 984 years remaining on a 999-year lease that commenced on 20th January 2011. Peppercorn ground rent. Annual service fee of £228.44.

SERVICES: Mains drainage, water, 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.

