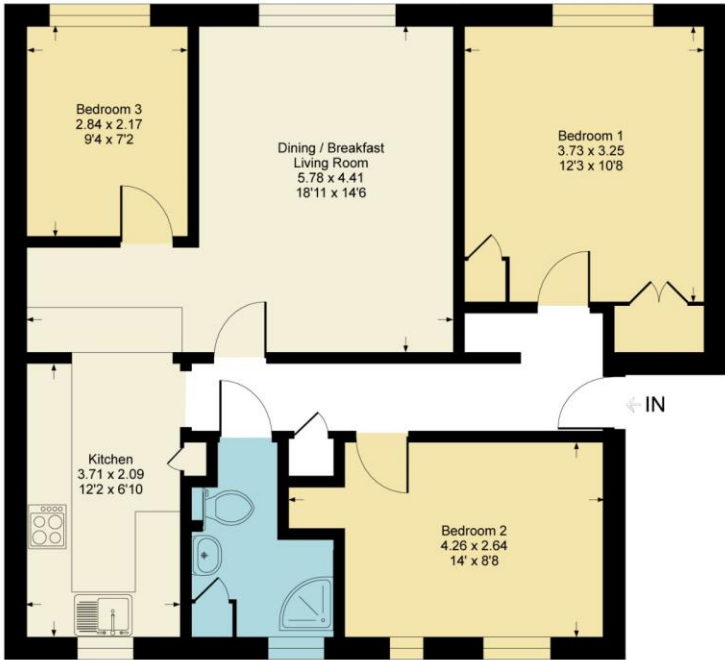
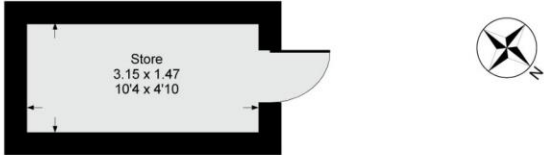


**Shepherds Row, SP10**  
Approximate Gross Internal Area = 70.8 sq m / 763 sq ft  
Approximate Store Internal Area = 4.5 sq m / 49 sq ft  
Approximate Total Internal Area = 75.3 sq m / 812 sq ft



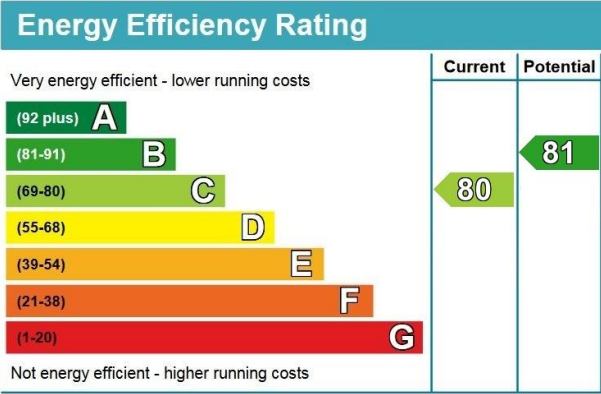
Second Floor

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



Shepherds Row, Andover

Guide Price £180,000 Leasehold



- Hallway
  - Kitchen
  - Shower Room
  - Communal Parking
- Living Room
  - 2 Double Bedrooms
  - Study/Third Bedroom
  - Local Amenities

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:**

This deceptively spacious second floor flat offers panoramic views back across Andover to the west. The property benefits from a tranquil location on the southern edge of the town, plus generous parking next to the communal entrance to the flats. The accommodation comprises a hallway, an expansive living/dining room, a kitchen, two double bedrooms, an optional third bedroom or study and a shower room. The property also has a lockable store located on the ground floor and access to a communal garden area.

**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 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. Shepherds Row links Micheldever Road with Bell Road, both accessed via London Road on the south-eastern side of Andover, with the location occupying an elevated position. The location offers good access to the town centre, local schools catering for all age groups, along with the nearby historic Ladies Walk giving footpath access to open countryside, Harewood Forest and the Test Valley villages of Wherwell and Chilbolton, plus the nearby town of Stockbridge, offering an abundance of independent specialist shops, tearooms, pubs and restaurants, many of which serve local produce.

**ACCOMMODATION:**

Doors into the communal entrance lobby with stairs to all floors. Front door into:

**HALLWAY:**

Storage cupboard and meter cupboard, a fitted cupboard and an additional shoe cabinet. Doors to:

**LIVING ROOM:**

Rear aspect. Media unit and TV wall.

**KITCHEN:**

Window to front. Range of eye and base level cupboards and drawers with work surfaces over, inset stainless steel sink with drainer. Inset gas hob with an oven below. Space and plumbing for washing machine, space for fridge and freezer and wall mounted boiler. Partially tiled walls and open partition with breakfast bar.

**BEDROOM ONE:**

Rear aspect. Two fitted wardrobes.

**BEDROOM TWO:**

Front aspect.

**STUDY/FURTHER BEDROOM:**

Rear aspect.

**SHOWER ROOM:**

Front aspect. Shower cubical, vanity sink unit, concealed cistern WC, heated towel radiator, fitted LED mirror and fully tiled walls.

**OUTSIDE:**

There is communal parking and green areas surrounding the property.

**TENURE:**

Leasehold with 113 years of the lease remaining. The ground rent is £10 per annum whilst the annual management fee is currently £1,200 per annum.

**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.

