

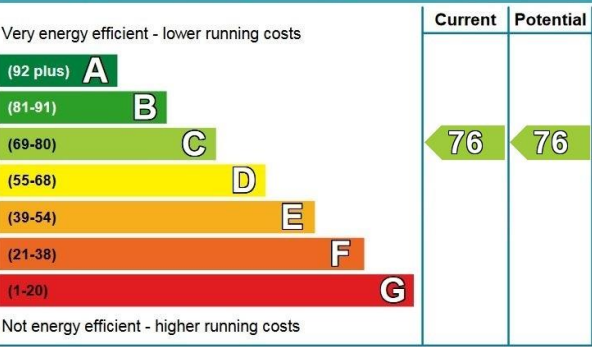
Sidbury Circular Road, SP9
Approximate Gross Internal Area = 60.2 sq m / 649 sq ft
Approximate Outbuildings Internal Area = 5 sq m / 54 sq ft
Approximate Total Internal Area = 65.2 sq m / 703 sq ft



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



Energy Efficiency Rating



Auchinleck House, Sidbury Heights

Guide Price £150,000 Leasehold

- No Onward Chain
 - Generous Built-in Storage
 - Kitchen
 - Bathroom
 - Close to Amenities & Open Countryside
- Top Floor Flat with Views
 - Living/Dining Room with Balcony
 - Two Double Bedrooms
 - Allocated & Communal Parking
 - Proximity to Transport Network

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: Fully maintained to a good standard by the current owner, this delightful, two-double-bedroomed, top-floor flat in Tidworth benefits from a quiet location surrounded by open green space with views across the eastern edge of Salisbury Plain. Potentially the perfect starter home or ideal investment opportunity, the property benefits from an allocated parking space amongst ample communal parking options. The well-presented accommodation comprises a communal entrance, with built-in storage on the communal landing which is adjacent to the front door to the property, an entrance hallway, a living/dining room with a balcony, a kitchen, two double bedrooms and a bathroom. Outside to the rear is a communal garden area plus the allocated parking. The property is available with No Onward Chain.

LOCATION: Tidworth sits on the eastern edge of Salisbury Plain, approximately 10 miles west of Andover and 12 miles south of Marlborough with the Cathedral City of Salisbury, with a wide range of shopping and recreational facilities 15 miles to the south. Tidworth itself has many local amenities, including supermarkets, veterinary surgeries, various eateries, a dental practice, pre-school, primary and secondary schools, a leisure/fitness centre & swimming pool. Tidworth is also the home of Tidworth Polo Club, which is the second largest in the country and frequently plays host to royalty. Auchinleck House is located on Sidbury Circular Road, just off the A338 Salisbury to Marlborough trunk road. The A303 is close by and provides a link to the M3 and on to London as well as the west country. Mainline rail services are available from both Grateley (6 miles) and Andover into London Waterloo or via Pewsey (10 miles) into London Paddington.

OUTSIDE: There are numerous communal parking options to the front of the property with pedestrian access to the communal front door and entrance lobby via a path through a lawned frontage. To the rear of the property is the allocated parking and communal garden area. Stairs to all floors are accessed from the communal entrance, with the communal landing providing two separate built-in storage cupboards; the larger of the two has a window to the front. Front door into:

ENTRANCE HALLWAY: Door to a built-in storage cupboard housing the consumer unit and electric meter. Door to a built-in, walk-in storage cupboard. Doorway to:

KITCHEN: Galley-style kitchen with a rear aspect including range of eye and base-level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer, space for a freestanding electric cooker, space and plumbing for a washing machine, space for a tumble dryer. Recessed storage area housing a wall-mounted gas combi boiler. Door to a built-in storage cupboard.

LIVING/DINING ROOM: South-west facing living/dining room with a window to the front plus an external door opening out to a balcony with views towards the eastern edge of Salisbury Plain. Radiators. Door to a small inner hallway with loft access and doors to:

BEDROOM ONE: Double bedroom with a front aspect. Double doors to a built-in wardrobe cupboard. Radiator.

BEDROOM TWO: Double bedroom with a window to the rear. Double doors to a built-in wardrobe cupboard. Radiator.

BATHROOM: Windows to the rear. Fully tiled walls and flooring. Panelled bath with an electric shower over. Close-coupled WC, vanity hand wash basin with cupboard storage below and a heated towel rail. Door to a built-in storage cupboard.

TENURE: Leasehold with 150 years remaining of the lease term. Annual service fee of circa £1200 per annum. Peppercorn Ground Rent £12 per annum which is fixed.

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.

