

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

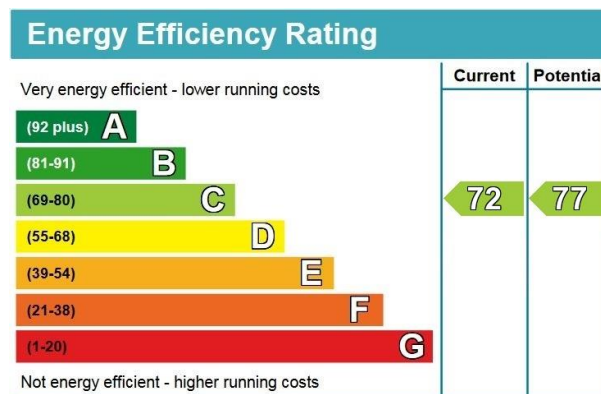


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Alexander House, Tidworth

Guide Price £147,000 Leasehold



- **No Onward Chain**
- **Communal Entrance**
- **Living/Dining Room with Balcony**
- **Two Double Bedrooms**
- **Allocated & Communal Parking**

- **Spacious First Floor Flat**
- **Generous Built-in Storage**
- **Kitchen**
- **Bathroom**
- **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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 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



*** SOLD PRIOR TO ONLINE MARKETING ***

DESCRIPTION: This spacious, first-floor, two-double-bedroomed flat in Tidworth benefits from a quiet location surrounded by open green space with proximity to numerous local amenities. Potentially the perfect starter home or ideal investment opportunity, the property comes with a very healthy remaining lease term plus an allocated parking space amongst ample communal parking options. The well-presented accommodation comprises a communal entrance, with built-in storage on both the ground floor and 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. Alexander 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, which has a built-in store room. The communal landing includes two separate built-in storage cupboards, one housing the gas meter. 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. Door to:

KITCHEN: Galley-style kitchen with a rear aspect. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer, freestanding gas cooker, washing machine, tumble dryer and fridge freezer. Door to a built-in cupboard housing a wall-mounted gas boiler. Door to a built-in, walk-in pantry.

LIVING/DINING ROOM: A window to the front plus an external door opening out to a balcony with views over open green space. Space for dining. Radiator.

BEDROOM ONE: Accessed by a small inner hallway from the living/dining room. Double bedroom with a window to the front. 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. Currently used as a home office.

BATHROOM: Windows to the rear. Fully tiled bath enclosure with a panelled bath and shower over. Low-level WC, pedestal hand wash basin and a radiator. Door to a built-in, shelved linen cupboard.

TENURE: Leasehold with 155 years remaining of the lease term. Annual service fee of circa £1700 per annum, which includes buildings insurance and water usage. Peppercorn ground rent.

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.

