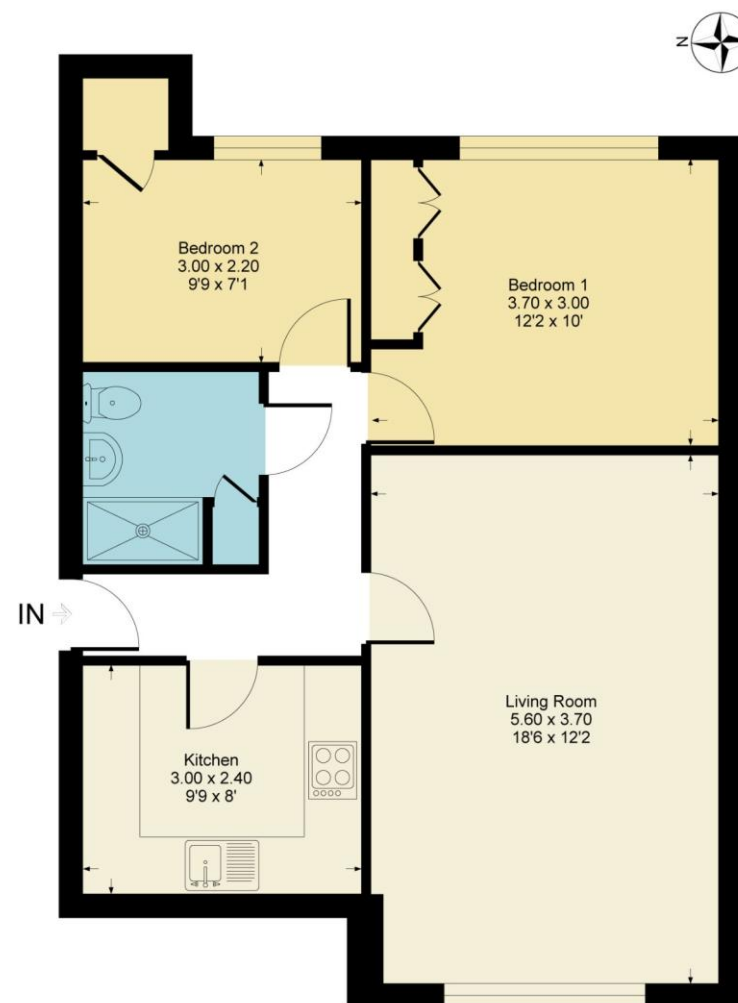
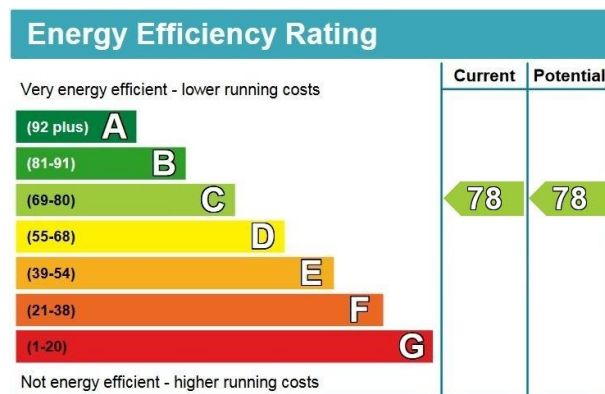
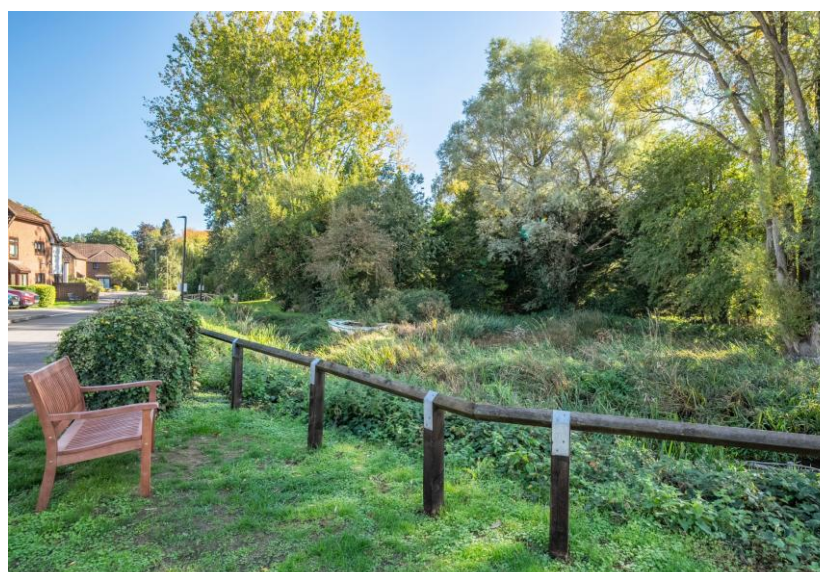


Carters Meadow, SP10
Approximate Gross Internal Area = 55.6 sq m / 598 sq ft



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



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.



Carter's Meadow, Charlton, Andover

Guide Price £190,000 Leasehold

- No Onward Chain
- Good Size Living Room
- Two Bedrooms
- Communal Parking
- Entrance Hallway
- Kitchen
- Bathroom
- Proximity To Amenities

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DESCRIPTION:
No Onward Chain, this first-floor, two-bedroom retirement property is exclusive for residents aged 60 and over. Situated within the desirable **Carter’s Meadow development** in Charlton village, a convenient location close to Andover, with excellent transport links to the town centre. The property is just a stone’s throw from **Charlton Lakes** and a range of local amenities, including convenience stores, a post office, a public house and a church. The accommodation comprises an entrance hallway, a spacious living room, a kitchen, two bedrooms and a bathroom. Communal parking, On-site estate manager is available during working hours.

LOCATION:
The village of Charlton lies just to the north of Andover and 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. Carter's Meadow can be found off Charlton Road in the centre of Charlton Village. The location is close to many local amenities, including the mainline railway station, Andover's hospital, GP and dental surgeries, a veterinary practice and Charlton Lakeside Leisure Park. The village of Charlton is also on a regular bus route to and from Andover's town centre.

ACCOMMODATION:
Front into:

ENTRANCE LOBBY:
Window to front. Stairs with a stair lift to first floor landing with storage cupboard and door to:

HALLWAY:
Doors to:

KITCHEN:
Window to side. Range of eye and base level cupboards and drawers with work surfaces over and an inset stainless steel sink with drainer. Inset gas hob with an extractor over. Space and plumbing for washing machine and fridge freezer. Worcester wall mounted boiler.

LIVING ROOM:
Window to Side.

BEDROOM ONE:
Window to side. Built-in fitted wardrobe.

BEDROOM TWO:
Window to side. Built-in fitted wardrobe.

BATHROOM:
Vanity sink unit, WC, bespoke mobility walk-in bath with shower attachment over, heated towel radiator, airing cupboard and wall mounted mirror.

OUTSIDE:
Carter's Meadow sits within attractive and mature landscaped grounds which are a particular feature of the properties within the development, with ponds, streams, bridges and mature and ornamental trees and shrubs. There is also various communal parking areas with the property located just off one of the parking areas with a path leading to the front door.

TENURE:
Leasehold with a 999 year lease dated June 1989. Current monthly service charge is £273.04 The managing agents are Anchor Hanover. Pets are considered at the manager's discretion.

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.

