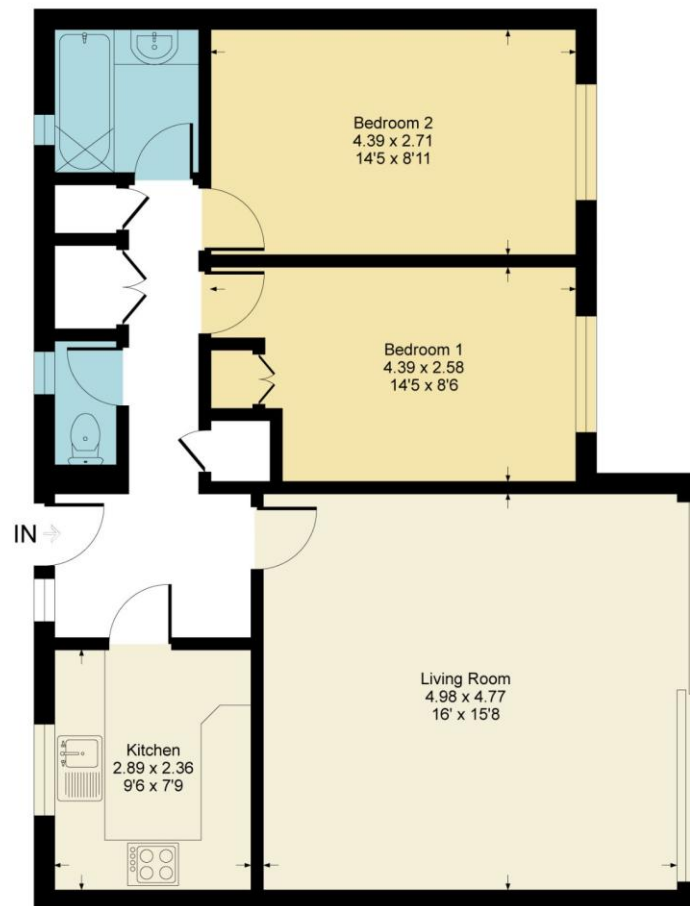
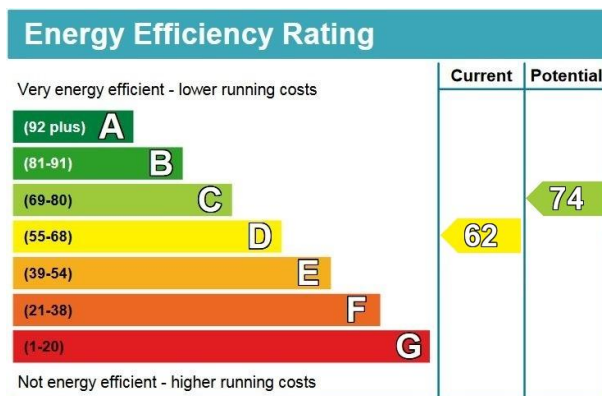


York Court, SP10 Approximate Gross Internal Area = 70.7 sq m / 762 sq ft



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.



York Court, Andover

Guide Price £90,000 Leasehold

- Hallway
- Living Room
- Bathroom
- Private Garden

- Kitchen
- 2 Double Bedrooms
- Cloakroom
- No Onward Chain

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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION:
CASH BUYERS ONLY

Offered for sale with no onward chain, this ground floor flat is located on the northern outskirts of Andover. The spacious accommodation comprises hallway with generous storage, a kitchen, living room with patio doors out to a **PRIVATE GARDEN** with an outlook over a green area, two double bedrooms, a bathroom and separate cloakroom. Outside there is communal parking.

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.

ACCOMMODATION:
Front door into:

HALLWAY:
Window to front. Airing cupboard with shelving, boiler cupboard and storage cupboard. Doors to:

KITCHEN:
Window to front. Range of eye and base level cupboards and drawers with work surfaces over an inset stainless steel sink with drainer. Space for cooker with extractor over, space and plumbing for washing machine and space for fridge/freezer.

LIVING ROOM:
Spacious room with patio doors out to the **PRIVATE GARDEN** with artificial lawn and an outlook over a green area with trees.

BEDROOM 1:
Window to rear and fitted cupboard.

BEDROOM 2:
Window to rear.

BATHROOM:
Window to front. Panelled bath with electric shower over, vanity cupboard with wash hand basin and heated towel rail.

CLOAKROOM:
Window to front and WC.

TENURE:
Leasehold with 125-year lease dated July 2000.

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.

