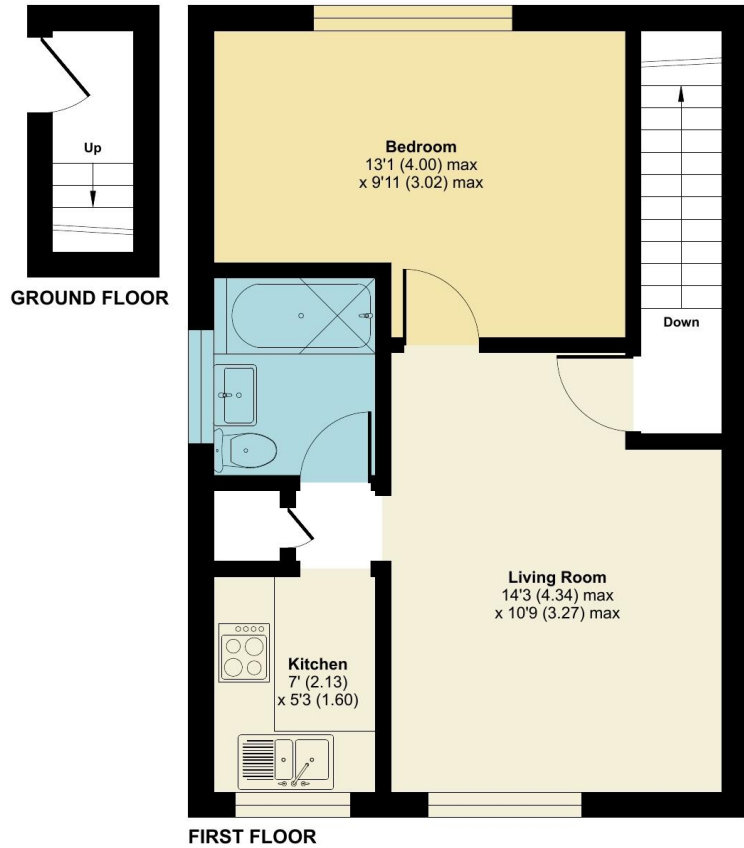


Eleanor Court, Ludgershall, Andover, SP11

Approximate Area = 425 sq ft / 39.4 sq m
For identification only - Not to scale

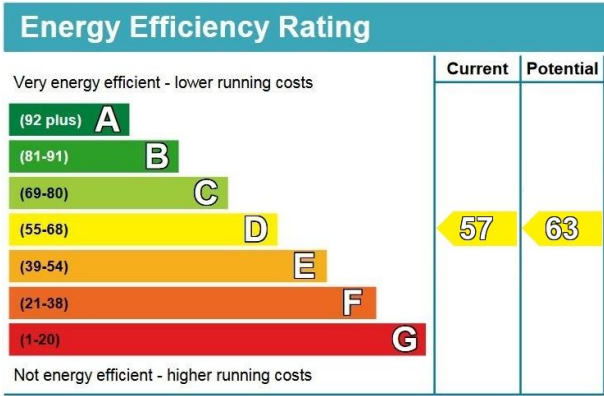


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Austin Hawk Ltd. REF: 1369816



Eleanor Court, Ludgershall

Guide Price £110,000 Leasehold



- No Onward Chain
- Entrance Lobby
- Kitchen
- Bathroom
- Communal Gardens
- Private Entrance
- Living/Dining Room
- Double Bedroom
- Communal Parking
- Proximity to 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: Available to the property market with No Onward Chain, this light and airy, one-bedroomed, top-floor maisonette is located in a tranquil location in the heart of Ludgershall. The property benefits from ample communal parking and a location with proximity to numerous local amenities. The accommodation comprises a private front door opening into an entrance lobby, a good-sized living/dining room, a kitchen, a double bedroom and a bathroom. Outside, there is an attached brick store adjacent to the front door, along with a communal garden area at the front of the property adjacent to the communal parking area.

LOCATION: The town of Ludgershall offers a range of amenities, including supermarkets, a post office, newsagents, a butcher, various fast food outlets and restaurants, a church, public houses, a GP practice and pharmacy, schools catering for all age groups, plus Ludgershall Castle, which dates back to the 11th Century. Nearby Andover offers a range of shopping, educational and recreational facilities, including a cinema, theatre, leisure centre and college of further education. The city of Salisbury and the market town of Marlborough are also nearby, along with the A303, which provides access to both London and the West Country. Eleanor Court is a quiet cul-de-sac located centrally within the town off Andover Road, via Station Approach.

OUTSIDE: The property is located at the far end of the cul-de-sac with a driveway leading to the communal parking area passing the property on one side. The communal parking area is separated from the property by a communal garden area, laid to lawn with mature trees and bordered by mature hedging. A path leads from the driveway to the front door of the property with a door to the attached, built-in brick store alongside the front door of the property. The brick store houses the consumer unit and electric meter.

ENTRANCE LOBBY: Stairs to first floor. Door to:

LIVING/DINING ROOM: Good-sized, light and airy living/dining room with a window to the rear. Wall mounted Dimplex night storage heater and a wall-mounted manual electric heater. Doorway to a small inner lobby with a door to a built-in airing cupboard with shelving housing a hot water cylinder. Doorway to:

KITCHEN: Window to the rear. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset composite sink and drainer, inset electric hob with an extractor over and an oven/grill below. Space and plumbing for a washing machine and space for an undercounter fridge or freezer.

DOUBLE BEDROOM: Front aspect double bedroom. Wall-mounted manual electric heater.

BATHROOM: Window to the side. Panelled bath with an electric shower over. Close-coupled WC, pedestal hand wash basin and an electric heated towel rail.

TENURE: Leasehold. A 189-year lease commenced on 1st August 1983 and now has 147 years remaining. Annual Management Fee of £472.44.

SERVICES: Mains drainage, water and electricity are connected. Heating via manual electric and electric night storage heaters.

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.

