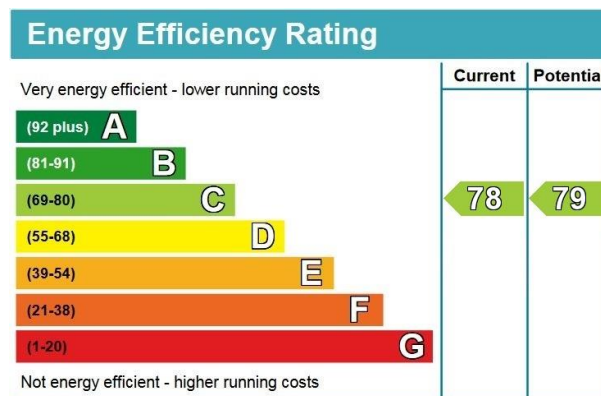


Weyhill Road, SP10
 Approximate Gross Internal Area = 74.8 sq m / 806 sq ft
 Approximate Garage Internal Area = 12.7 sq m / 137 sq ft
 Approximate Outbuilding Internal Area = 1.3 sq m / 15 sq ft
 Approximate Total Internal Area = 88.8 sq m / 958 sq ft



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.



Jermayne Court, Andover

Guide Price £199,950 Leasehold

- No Onward Chain
- Living/Kitchen/Dining Room
- Four Piece Bathroom
- Communal Gardens
- Proximity to Transport Network
- Entrance Hallway
- Two Double Bedrooms
- Built-In Storage Options
- Garage & Communal Parking
- Close to Numerous Amenities

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

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
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DESCRIPTION: Available to the property market with No Onward Chain, this two-double-bedroomed, first floor flat offers an ideal opportunity to step on to the property ladder. The property, deceptively spacious and light and airy throughout, benefits from a garage as well as an excellent location close to numerous amenities along with easy access to the transport network. The well-presented accommodation comprises a communal entrance, an external entrance landing with a built-in, walk-in storage cupboard, an entrance hallway, a very good-sized, open plan, living/kitchen/dining room, two double bedrooms and a bathroom. Communal gardens wrap around the flats with the garage located just beyond the front gates.

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 is less than half a mile away and 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. The property is located at the junction of Weyhill Road and Millway Road, with access to the garage, communal parking and the communal front door to the flats, accessed via Roundway Court, a quiet cul-de-sac off Millway Road. The location benefits from a number of nearby local amenities including convenience stores, one of which has a post office, various fast-food outlets, public houses, a supermarket, petrol stations, a country store and a renowned bakery and fish and chip shop. Andover's hospital is just over half a mile away, as are dental and GP practices, plus Charlton village, which has further local amenities, including an extensive leisure park. Andover's town centre is just under a mile from the property with other local amenities, including Rooksbury Mill Lakes Nature Reserve, and the outlying villages of Upper Clatford and Goodworth Clatford are also a short distance away. The Test Valley lies just beyond the Clatfords', which includes nearby Stockbridge, which offers an abundance of independent specialist shops, tearooms, pubs and restaurants, many of which serve local produce.

OUTSIDE: From the communal parking available in Roundway Court, there is pedestrian access to the rear of Jermayne Court through the garage block and then through wrought iron gated access into the communal garden area at the rear of the flats. A path leads to the communal entrance with stairs up to the first floor. There is a tiled first floor landing with windows to both sides and a door to a built-in, walk-in storage cupboard.

ENTRANCE HALLWAY: Door to a built-in, shelved storage cupboard. Recessed workstation with fitted worktop. Consumer unit. Open plan to:

LIVING/KITCHEN/DINING ROOM: A very good-sized open-plan living space, including space for dining and an open-plan flow to the kitchen. The living space has two recessed windows to the front, either side of a feature electric fire. The dining space is currently arranged near the kitchen. Double doors to a built-in storage cupboard including a wall-mounted gas boiler. Radiators. The kitchen has a rear aspect and includes a range of eye and base-level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer, inset ceramic hob with an extractor over and an oven/grill below. Space and plumbing for a washing machine and a dishwasher. Space for a fridge freezer.

INNER HALLWAY: A small inner hallway provides access to both bedrooms and the bathroom. Loft access.

BEDROOM ONE: Also, of very good size, windows to the front. Wall-to-wall built-in wardrobe storage. Radiator.

BEDROOM TWO: Double bedroom with windows to the side. Radiator.

BATHROOM: Window to the side. Panelled bath, separate recessed shower enclosure, close-coupled WC, vanity hand wash basin with cupboard storage below. Heated towel rail.

TENURE: Leasehold with 84 years remaining on the lease. Annual ground rent of £361 which is fixed until 2040. Management Fee of £900 per annum payable in monthly instalments of £75.

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.

