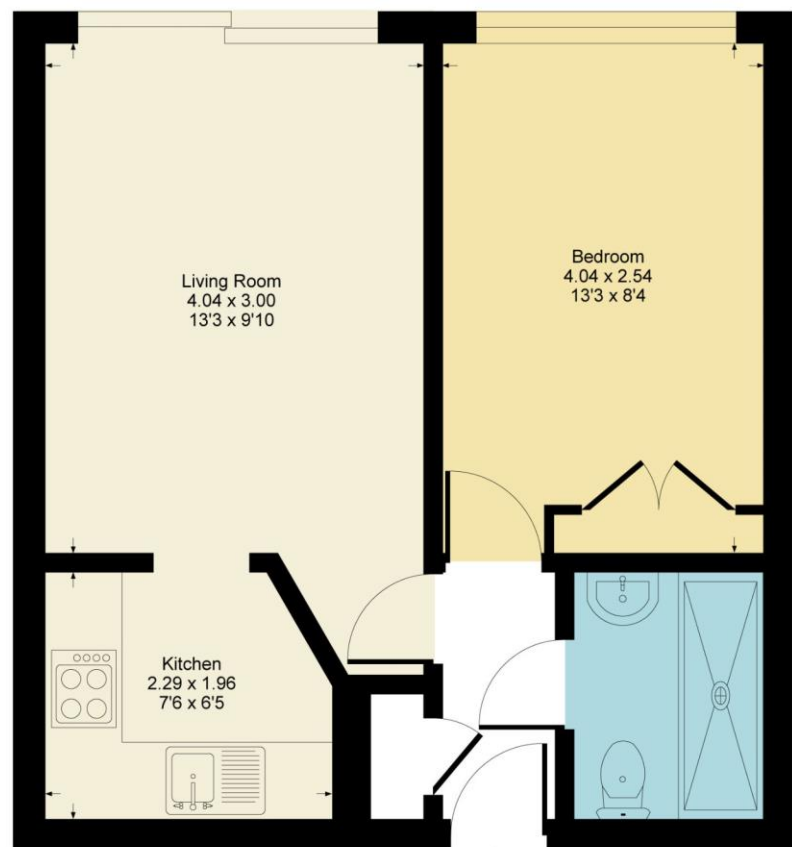


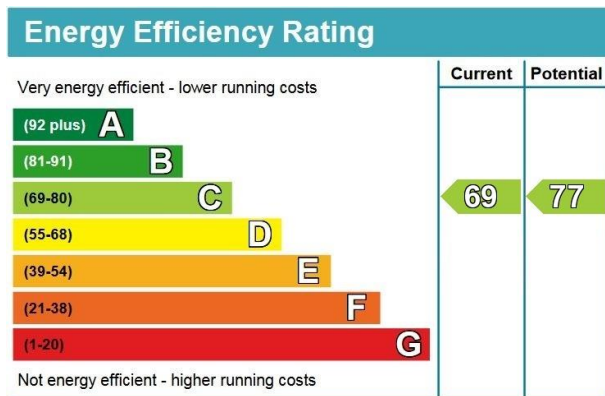
Meadow Heights, SP10

Approximate Gross Internal Area = 35.2 sq m / 379 sq ft



Ground Floor

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.



Meadow Heights, Andover

Guide Price £72,500 Leasehold

- Ground Floor
- Kitchen
- Shower Room
- Communal Facilities

- Living Room
- Double Bedroom
- Communal Parking
- Close to Amenities



DESCRIPTION:

Located within a development of just 15 flats for the over 55s, this ground floor flat is a short distance from the town centre with a bus stop directly outside. The accommodation comprises hallway, living room with patio doors to the rear. a kitchen, double bedroom and shower room. Communal facilities include a large sitting room with a kitchen and toilets that can be used for functions or larger gatherings, a conservatory and a garden area with seating. The development has a part-time house manager and Careline alarm service. There is generous communal parking to the front and side of the development.

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. Meadow Heights is located off London Road and a short distance to the town centre and local amenities.

ACCOMMODATION:

Enclosed glazed lobby with door into entrance hallway with toilet facilities. Door to communal lounge. Hallway to all ground floor flats, communal conservatory, stairs and lift to first floor. Front door into:

HALLWAY:

Storage cupboard and doors to:

LIVING ROOM:

Patio doors to rear and door to:

KITCHEN:

Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset electric hob with extractor over and oven below. Space and plumbing for washing machine and space for fridge.

BEDROOM:

Window to rear and fitted wardrobe cupboard.

BATHROOM:

Double shower cubicle, vanity cupboard with wash hand basin and WC.

OUTSIDE:

Communal gardens wrap around the front of the development with communal parking to the rear and the side. There is a small patio and steps down to the car park at the rear of the flat, accessed from the patio doors in the sitting room.

TENURE & SERVICES:

Leasehold. 125 year lease dated September 1993. Ground rent is £100 p/a and the service charge is £2,015.64/6months payable to First Port.

Mains water, drainage, and electricity are connected. Heating via electric 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.

