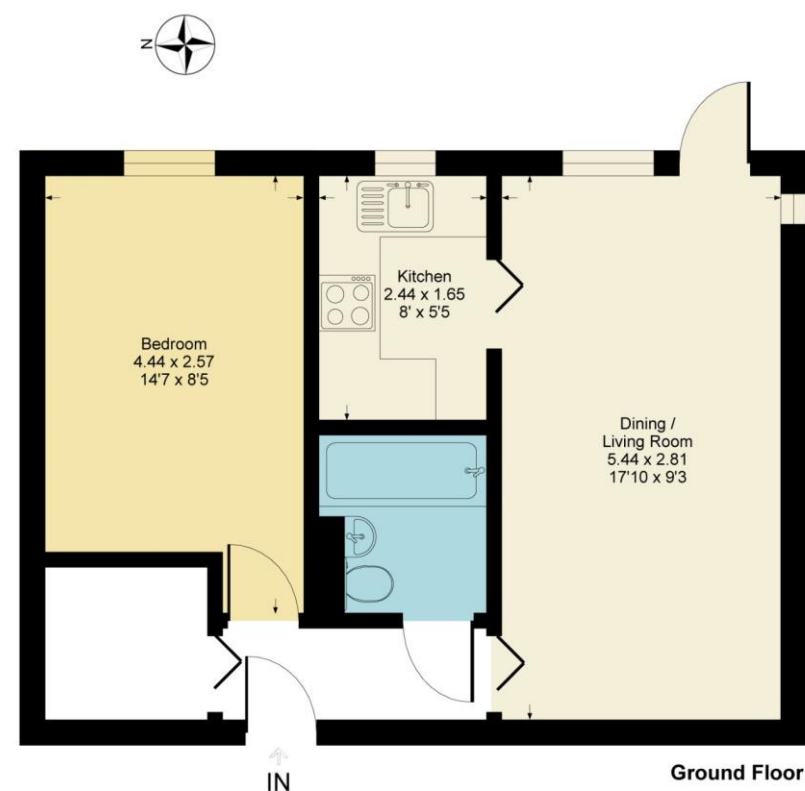
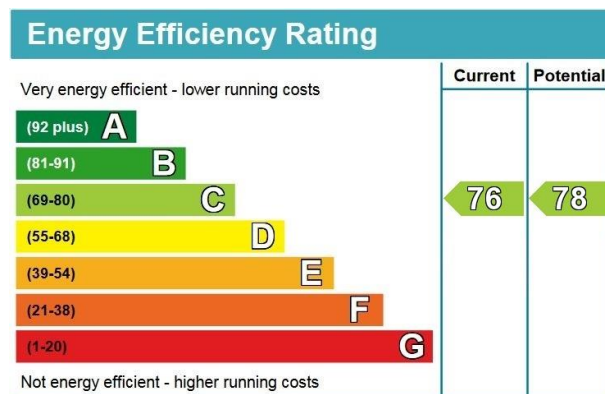


The Beeches, SP10
Approximate Gross Internal Area = 39.9 sq m / 430 sq ft



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.



The Beeches, Andover

Guide Price £125,000 Leasehold

- Ground Floor Flat
- Good Sized Living/Dining Room
- Double Bedroom
- Built-in Storeroom
- Close to Local Amenities
- Entrance Hallway
- Kitchen
- Bathroom
- Communal Gardens & Parking
- Proximity to Mainline Railway Station

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DESCRIPTION: Benefitting from an excellent location close to numerous local amenities as well as Andover's mainline railway station, which is less than half a mile away, this ground floor flat is an ideal opportunity to make that first step onto the property ladder. The accommodation comprises an entrance hallway with access to a useful built-in storeroom, a generous, light and airy living/dining room with private access to a patio, a kitchen, a good-sized double bedroom and a bathroom. Outside there are well-maintained communal gardens that wrap around the property along with communal parking options.

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 off Weyhill Road via Lynwood Drive, which is a quiet cul-de-sac just east of the junction of Weyhill Road and 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.

ACCOMMODATION: Communal lawned gardens surround the building with paths providing access to and from the communal parking area and to the communal entrance with access to all flats. The flat itself can be accessed from the front door or its own private back door off the central communal garden.

ENTRANCE HALLWAY: Door to a good-sized, walk-in storeroom housing the consumer unit and electric meter. Radiator. Doors to:

LIVING/DINING ROOM: Good-sized living dining room with a dual aspect. External door and full height glazing to the rear and to one side. The door provides access to a small patio area. Door to:

KITCHEN: Window to the rear. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset one and a half bowl ceramic sink and drainer, a freestanding electric cooker and a freestanding fridge/freezer. Wall-mounted gas boiler.

DOUBLE BEDROOM: Good-sized double bedroom with a window to the rear. Radiator.

BATHROOM: Enclosed bathroom with a panelled bath and mixer shower attachment over. Close-coupled WC, pedestal hand wash basin and a radiator.

TENURE: Leasehold with 88 years remaining on the lease. Ground Rent of £295 per annum and an Annual Management Fee of £1921 which is payable in monthly instalments of £137 and also includes an annual buildings insurance fee of £277.

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.

