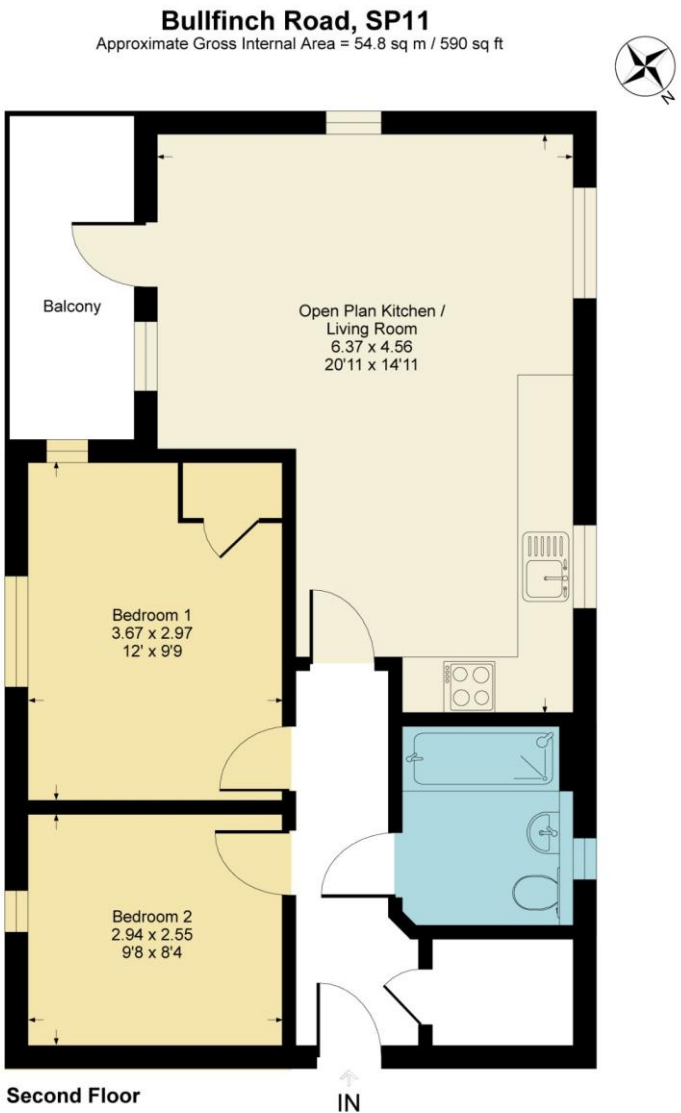
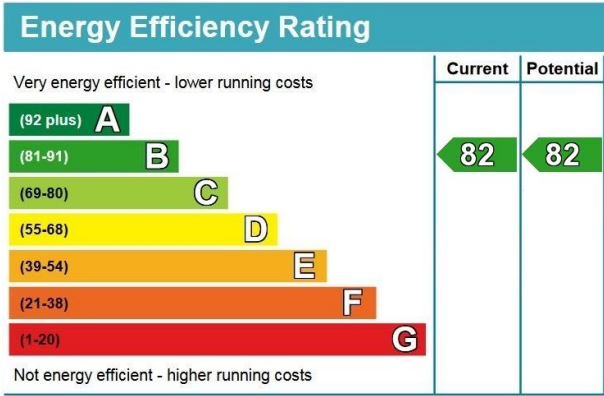




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



**Wagtail House, Bullfinch Road,
Picket Piece**

Guide Price £210,000 Leasehold

- **Top Floor**
 - **Kitchen**
 - **Balcony**
 - **Bathroom**
- **Hallway**
 - **Living/Dining Area**
 - **2 Bedrooms**
 - **2 Parking Spaces**

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:

Built in 2022, this top floor apartment is located on the outskirts of Picket Piece bordering open countryside and is offered for sale with the remainder of a 10 year NHBC. The well presented accommodation comprises hallway with a walk-in storage cupboard, a kitchen with open plan access to a living/dining area which benefits from a covered balcony with views over the surrounding countryside, two bedrooms and a modern bathroom. Outside there is a parking area with two allocated spaces, a bin store and bike store.

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 line to London's Waterloo in just over an hour, whilst the A303 offers good road access to both London and the West Country. Wagtail House, located on Bullfinch Road, is part of a small, modern development on the north-eastern edge of the village of Picket Piece, itself just east of Andover, with The Picket Piece Commercial Centre hosting a post office. Various community events take place at the Village Hall and The Wyke Down Country Pub and Restaurant is a short distance away, as is the popular Finkley Down Farm Park. Picket Piece is on a bus route providing access to and from Andover.

ACCOMMODATION:

Intercom entry system into foyer with stairs to all floors. Door to:

HALLWAY:

Walk-in storage cupboard with wall mounted boiler and doors to:

KITCHEN:

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine and dishwasher, integral fridge/freezer and open access to:

LIVING/DINING AREA:

Triple aspect with door to covered **BALCONY** which enjoys views over the surrounding countryside.

BEDROOM 1:

Window to front and window to balcony. Fitted wardrobe cupboard.

BEDROOM 2:

Window to front.

BATHROOM:

Window to rear. Panelled bath with shower over, wash hand basin and WC.

OUTSIDE:

The apartments are surrounded by green areas and bordering open countryside. There is a parking area with two allocated spaces, a bin store and bike store.

TENURE:

Leasehold with 121 years remaining. The service charge is currently £115.48/pcm including building insurance.

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.

