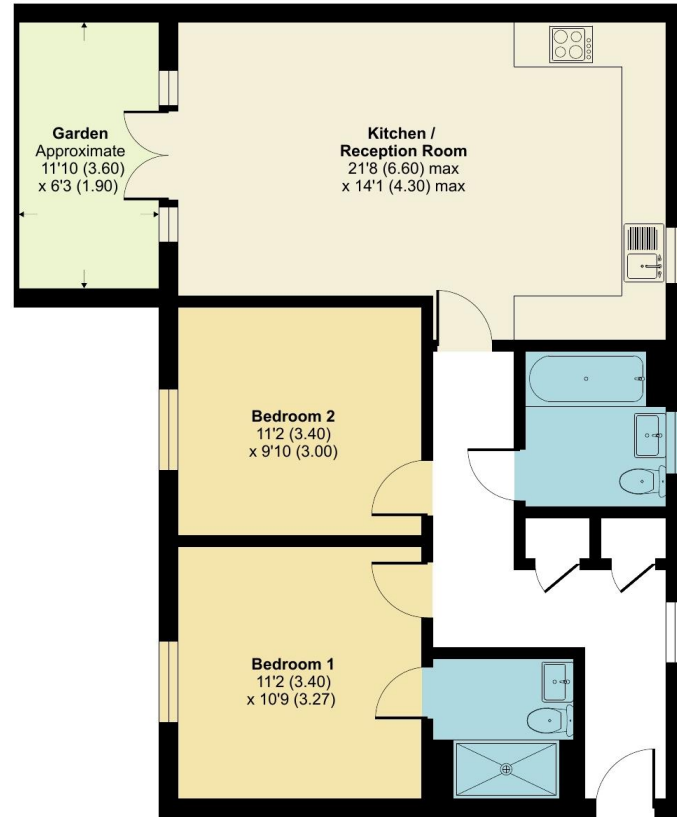


Cashmere Drive, Andover, SP11

Approximate Area = 746 sq ft / 69.3 sq m
For identification only - Not to scale



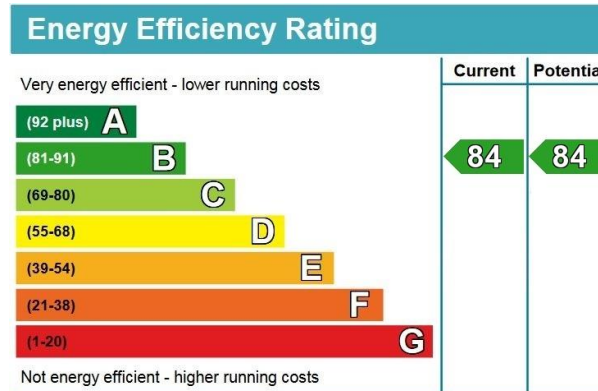
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Austin Hawk Ltd. REF: 1109774



Cashmere Drive, Andover

Guide Price £220,000 Leasehold



- Hallway
- Open Plan Kitchen
- Master Bedroom
- Bedroom 2
- 2 Parking Spaces

- Sitting/Dining Area
- Outdoor Seating Area
- Ensuite Shower Room
- Bathroom
- Ground Floor

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.

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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
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DESCRIPTION:

This ground floor apartment, which was constructed in 2019, is located on the edge of the Saxon Heights development and is offered for sale with the remainder of the NHBC. The accommodation comprises hallway, spacious living/dining area with French doors to a small outdoor seating area, an open plan kitchen, master bedroom with ensuite shower room, a second bedroom and a bathroom. Outside there are two allocated parking spaces, a lockable bin store and cycle store

LOCATION:

The property is located on the popular Saxon Heights development which benefits from local amenities including shops and schools as well as play parks and green spaces. There is easy access to the town as well as the nearby countryside. 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.

ACCOMMODATION:

Main door with entry buzzer system into communal hallway with front door into:

HALLWAY:

Window to rear. Two large storage cupboards and doors to:

SITTING/DINING AREA:

French doors to outdoor seating area. Fireplace and open plan to:

KITCHEN AREA:

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless sink with drainer and water softener. Inset gas hob with extractor over and eye level double oven. Integral washing machine, dishwasher and fridge/freezer.

MASTER BEDROOM:

Window to front and door to:

ENSUITE SHOWER ROOM:

Double shower cubicle, wash hand basin and WC.

BEDROOM 2:

Window to rear.

BATHROOM:

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

OUTSIDE:

There are two allocated parking spaces. There is also a lockable bin store and cycle store.

TENURE:

Leasehold with 120 years remaining. The service charge is approximately £1,200 p/a and the ground rent is £150 p/a. Please note there may be an additional estate charge.

SERVICES:

Mains water, drainage, gas and electricity are connected. Gas central heating to radiators with HIVE control.

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.

