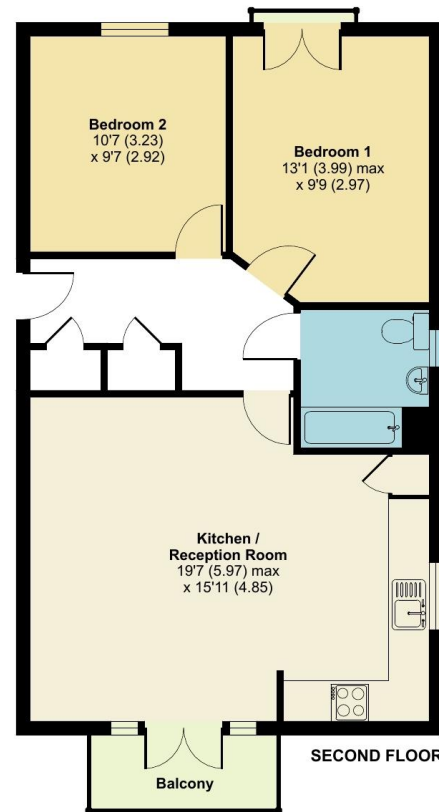


**Halter Way, Andover, SP11**

Approximate Area = 665 sq ft / 61.8 sq m  
For identification only - Not to scale

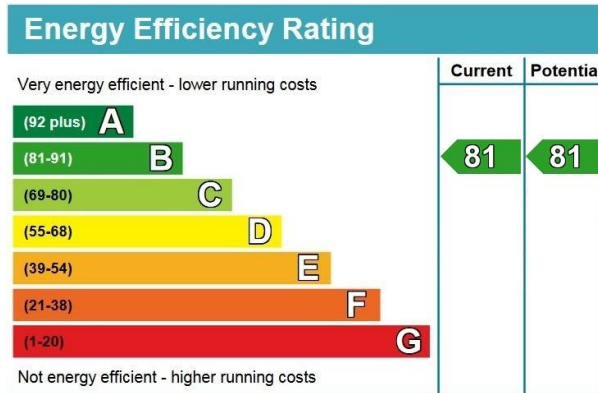


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1193733



**Halter Way, Andover**

**Guide Price £210,000 Leasehold**



- Hallway
- Balcony
- 2 Bedrooms
- 2 Parking Spaces

- Sitting/Dining Area
- Kitchen
- Bathroom
- Top 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  
Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



**DESCRIPTION :**

Austin Hawk are delighted to offer this modern, two bedroom apartment, situated on the popular Picket Twenty development. The well-presented accommodation comprises hallway, open plan kitchen/sitting room, two double bedrooms and a family bathroom, Outside the property offers two allocated parking spaces.

**LOCATION :**

Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure center. The mainline railway station runs a direct line 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 stairs to all floors. Front door into:

**HALLWAY:**

Cloaks cupboard, linen cupboard and doors to:

**BEDROOM ONE:**

Rear aspect with Juliette balcony.

**BEDROOM TWO:**

Rear aspect.

**BATHROOM :**

Side aspect, paneled bath with shower over, low-level WC, wash hand basin, and heated towel rail.

**KITCHEN AREA :**

Side aspect, contemporary range of eye and base level cupboards and drawers with work surface over and inset stainless steel sink and drainer. Inset gas hob with extractor over and oven beneath. Integral dishwasher, washer/dryer and fridge/freezer. Cupboard with wall mounted boiler and open access to:

**SITTING ROOM :**

Front aspect with BALCONY, benefitting from pleasant views across the surrounding areas.

**OUTSIDE:**

Two allocated parking spaces.

**SERVICES :**

Mains water, drainage, gas, and electricity are connected. Gas central heating to the radiators.

**TENURE :**

Leasehold with approx 112 years remaining. Ground rent is £250 per annum, maintenance charges are £1200 per annum.

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.

