



3 Wellesley Court Winchester Road, Andover, SP10 2EP  
Guide Price £275,000



## 3 Wellesley Court Winchester Road, Andover, Guide Price £275,000

### PROPERTY DESCRIPTION BY Mr Guy Sommerville

This two double bedroom ground floor apartment located in one of Andover most sought after developments which is situated to the south of Andover town centre and opposite Andover golf club. Localised facilities include: transport links via road on the A303 and bus route, and being within half a mile of Andover town centre. Accommodation comprises: communal entrance with private storage cupboard, entrance hall, spacious living/dining room with balcony to the front, kitchen, two bedrooms and shower room. Other features include: gas radiator heating and UPVC double glazed windows. Outside facilities include: communal grounds surrounding the property and private garage. The property is offered for sale with no onward chain and benefits from a share of the Freehold.



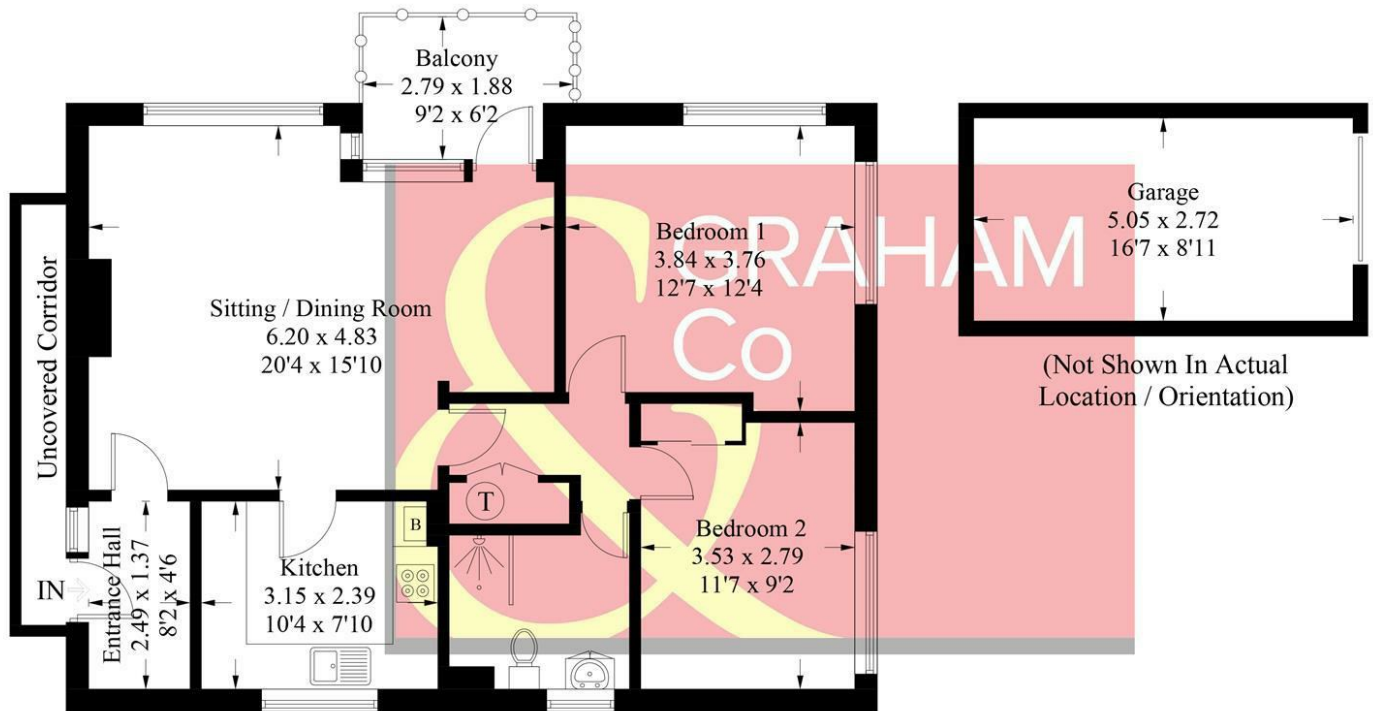


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boast a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.



## Wellesley Court, SP10

Approximate Gross Internal Area = 74.5 sq m / 802 sq ft  
 Garage = 13.6 sq m / 146 sq ft  
 Total = 88.1 sq m / 948 sq ft



### Ground Floor

PRODUCED FOR GRAHAM AND CO

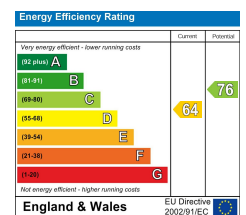
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID874048)

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