



7 Carters Meadow, Charlton, Andover, SP10 4AF
Guide Price £180,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned on the sought after superior Carters Meadow retirement development with beautiful lakes and gardens, Graham & Co are delighted to bring to the market this impressive first floor retirement apartment with stair lift. The accommodation is of excellent size and benefits from a living room with dining area, fitted kitchen/breakfast room, two bedrooms and bathroom, gas central heating and double glazing. NO CHAIN.





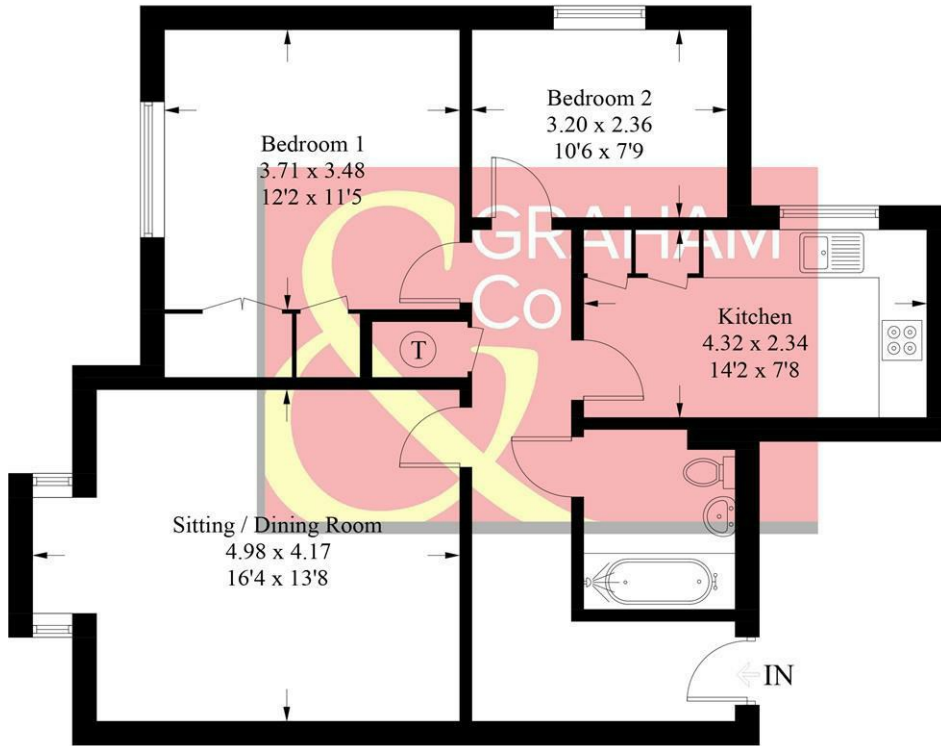
Charlton

The village of Charlton is located on the outskirts of Andover, which has a post office, stores, church and public house. The town of Andover has a comprehensive range of educational, leisure and shopping facilities and a mainline railway station (within a 10/15 minute walk) to London Waterloo in about an hour. The A303 provides excellent road communications to the West Country and London via the M3 motorway. Charlton Lakes are situated close at hand and offer a range of outdoor leisure facilities including mini golf and pedalos, and the lakeside pavilion also provides refreshments with an indoor and outdoor seating area.



Carters Meadow, SP10

Approximate Gross Internal Area = 72.0 sq m / 775 sq ft



First 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 (ID985480)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Tax Band: D



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