



Flat 10 the Cloisters Junction Road, Andover, SP10 3FX  
Asking Price £155,000



## Flat 10 the Cloisters Junction Road, Andover, Asking Price £155,000

### PROPERTY DESCRIPTION BY Mr Nick King

Sold with no onward chain, this ground floor, one bedroom apartment forms part of a grade II listed former workhouse, which is locally rumoured to have been what inspired Charles Dickens with the story of Oliver Twist. This unique apartment offers a perfect location for access to the town centre, and is approximately a five minute walk from Andover train station. The accommodation in brief comprises entrance hall, open plan kitchen/living room, bedroom and bathroom. The property also benefits from double glazed windows, gas fired central heating and allocated parking. The premises benefits from communal gardens, bin store, bike store and additional visitor parking.





#### Andover Profile

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.



# The Cloisters, SP10

Approximate Gross Internal Area = 42.4 sq m / 456 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 (ID1048376)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	73
	EU Directive 2002/91/EC	

Tax Band: B



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.