



15 The Rowans Charlton Road, Andover, SP10 3LQ
Guide Price £190,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Welcome to The Laurels, where urban convenience meets cosy elegance! Nestled on the top floor, this charming two-bedroom apartment offers a prime location within walking distance of the hospital and main line train station, making it an ideal retreat for those seeking both comfort and accessibility. As you step into this tastefully designed residence, you are greeted by a bright and spacious living environment. The apartment features two generous bedrooms, providing ample space for relaxation and rejuvenation. Whether you're enjoying a quiet night in or entertaining guests, the well-proportioned rooms offer versatility and comfort. The heart of this home is undoubtedly the dual aspect living room with views to the rear and side. The Kitchen is of modern style where modern amenities meet style. Sleek countertops and ample storage space make this kitchen a delightful space for culinary enthusiasts. Whether you're preparing a quick breakfast or hosting a dinner party, this kitchen is designed to meet all your culinary needs. The three-piece bathroom is a luxurious retreat, featuring modern fixtures and finishes. Pamper yourself in the spacious bathtub – a perfect oasis to unwind after a long day. The utility/storage room adds practicality to this already impressive apartment. Conveniently located, it offers a dedicated space for laundry and additional storage, ensuring a clutter-free living environment. The Laurels is a well-maintained community, offering a secure and peaceful living environment. With its proximity to the hospital and train station, commuting becomes a breeze, and you're never far from essential amenities, dining options, and entertainment. No Chain



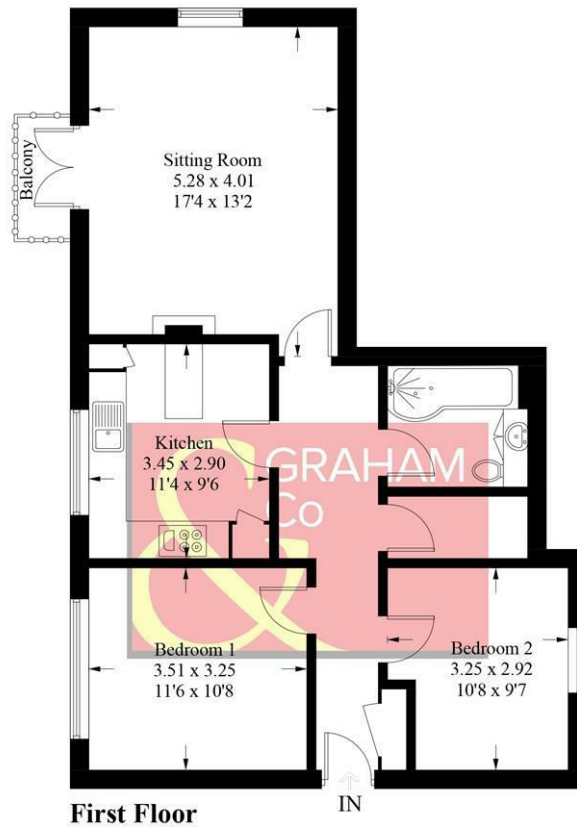


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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.



Charlton Road, SP10

Approximate Gross Internal Area = 70.1 sq m / 754 sq ft



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 (ID1066009)

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	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-91) B		
(69-80) C	74	76
(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: C



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