

Flat 6 Flowerdew Court Winchester Road, Andover, SP10  
2EQ  
Asking Price £175,000



## Flat 6 Flowerdew Court Winchester Road, Andover, Asking Price £175,000

### PROPERTY DESCRIPTION BY Mr Nick King

Sold with no onward chain, Graham & Co are delighted to offer for sale this first floor apartment located within walking distance to Andover Town Centre.

The apartment itself benefits from a communal entrance hall with stairs to first floor, entrance hallway with store cupboard, living room with door leading to a west facing balcony, kitchen, two bedrooms with built in wardrobes, and a bathroom. Outside there are communal gardens and a garage situated to the rear of the property.

Furthermore the property is offered for sale with a new lease of 125 years, which will be assigned to the new owners during the conveyancing process.





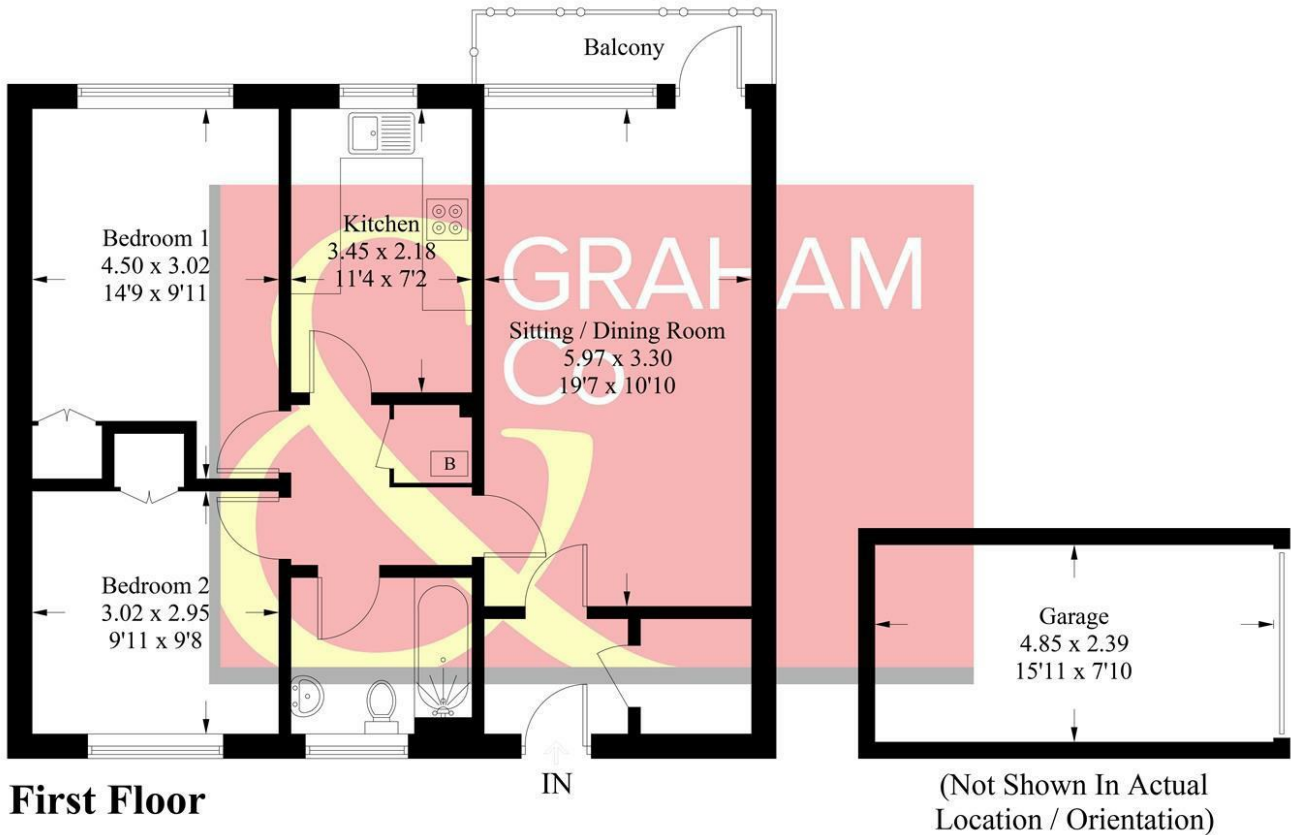
#### Andover Profile

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.



# Winchester Road, SP10

Approximate Gross Internal Area = 66.7 sq m / 718 sq ft  
 Garage = 11.6 sq m / 125 sq ft  
 Total = 78.3 sq m / 843 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 (ID1076864)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) <b>A</b>		
(81-94) <b>B</b>	79	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales 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.