



**41 Western Court The Elms, Andover, SP10 2JH**  
**Guide Price £165,000**





## 41 Western Court The Elms, Andover, Guide Price £165,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away and the end of a cul-de-sac location just a short stroll to the train station and town centre, Graham & Co are delighted to market this spacious top floor apartment. The property has been refurbished having been redecorated and new carpets and comprising an open plan living room with dining room leading to balcony, new fitted kitchen, two bedrooms and modern bathroom, gas central heating and double glazing. Outside there are communal gardens, NO CHAIN.







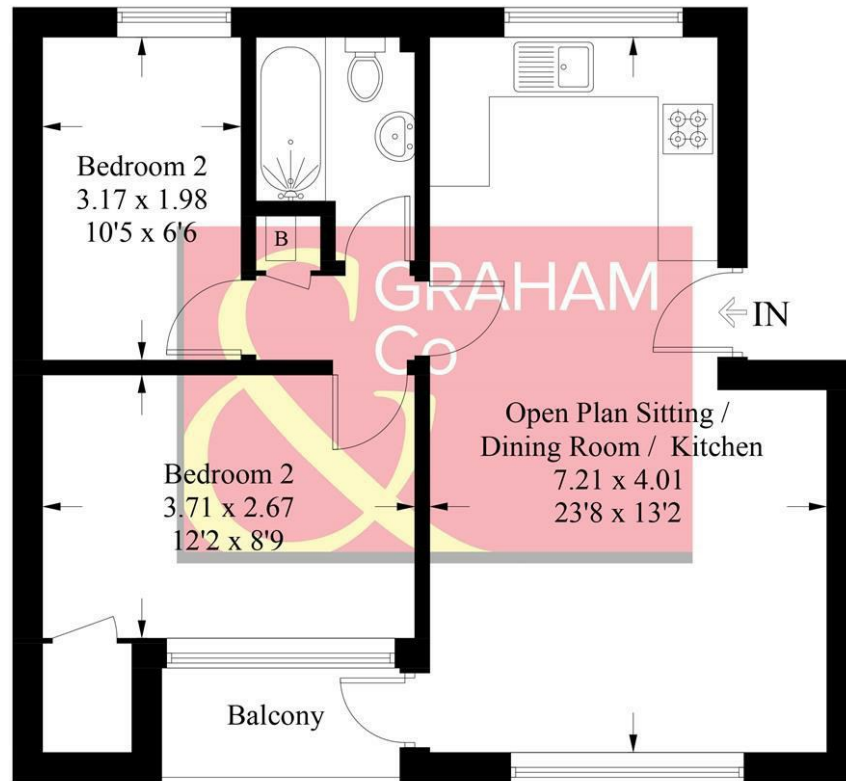
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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





## Western Court, The Elms, SP10

Approximate Gross Internal Area = 49.8 sq m / 536 sq ft



### Second 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 (ID1196100)

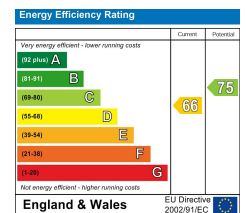
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