

01264 356500

property@grahamco.co.uk

www.grahamco.co.uk



33 Cashmere Drive, Andover, SP11 6ZR
Asking Price £167,500



33 Cashmere Drive, Andover,
Asking Price £167,500

PROPERTY DESCRIPTION BY Mr Guy Sommerville

Modern One-Bedroom Top Floor Apartment with Balcony and Allocated Parking

This stylish top-floor apartment, built in 2020, offers contemporary living in a sought-after location. The property benefits from an open-plan living, dining, and kitchen area that is perfect for socialising. The modern kitchen features sleek light grey gloss eye and base units, complemented by washed wood-effect countertops and integrated appliances, providing both functionality and style.

The spacious double bedroom offers ample space for relaxation, while the well-appointed bathroom provides modern fixtures and fittings. Step outside onto the private balcony, ideal for enjoying outdoor space and city views.

With allocated parking, this apartment combines convenience with modern living. The property also comes with the remaining NHBC 10-year warranty for added peace of mind. Perfect for first-time buyers, professionals, or investors.



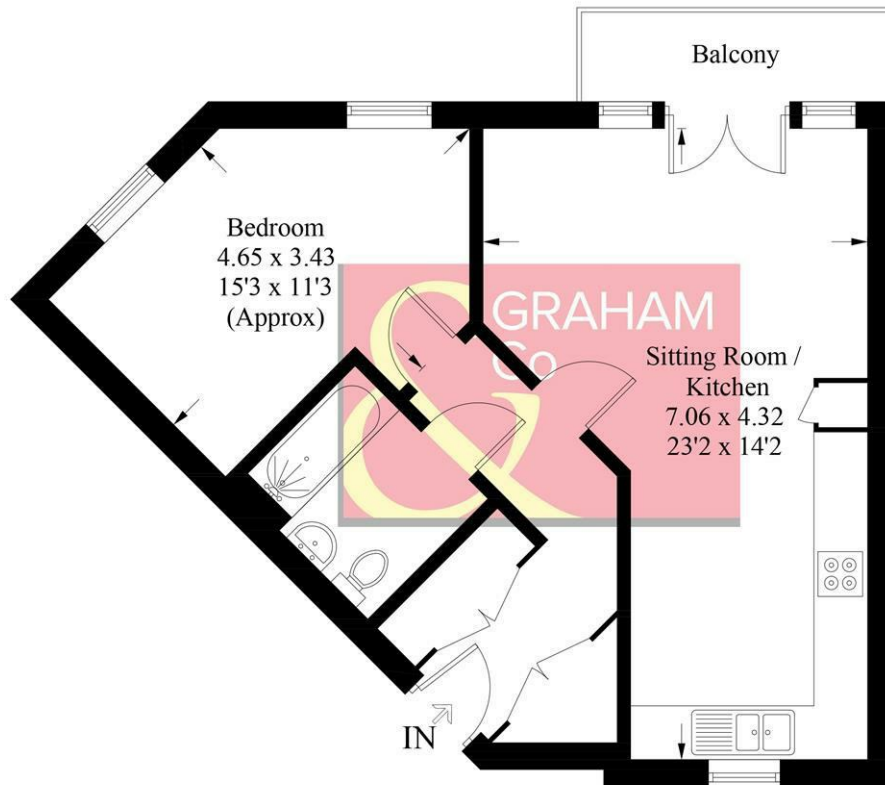


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing point of two important Roman roads: the Portway from Winchester to Marlborough, and the Icknield Way, which runs past Augusta Park on its way between Salisbury and Silchester. The actual site of the crossroads is very close to the development, but excavations in 1970, while revealing many Roman remains, failed to find the exact location. Now the area is a growing and welcoming community with a community centre, sports pavilion and the Endeavour Primary School already open, together with planned shops and village 'local area'. You will feel you belong from the start in a home tailored to modern living set amongst acres of beautifully landscaped open spaces, parks and play areas. Not wanting to travel too far for groceries? Then the brand new Co-op opened in April 2018 is on the doorstep located in East Anton Farm Road, along with the recently opened pizza takeaway for those not wanting to cook. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.



Cashmere Drive, SP11

Approximate Gross Internal Area = 49.6 sq m / 534 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 (ID1136351)

MORTGAGE ADVICE

Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - tristan@atmmortgages.com M - 07545320380

www.atmmortgages.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B	82	82
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(1-30) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: B



OPEN 7 DAYS

If you are considering selling your home please contact us today for your free no obligation valuation

01264 356500

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.