



**12 Eastgate House 5/7 East Street, Andover, SP10 1EP**  
**Guide Price £139,950**





## 12 Eastgate House 5/7 East Street, Andover, Guide Price £139,950

PROPERTY DESCRIPTION BY Mr Wayne Turpin

INVESTMENT BUYERS ONLY

This aptmnt is being sold to investment buyers only having tenant in Situ at a rent of £725.00 PCM.

Graham & Co are delighted to offer for sale this impressive second floor apartment in this converted building, Refurbished and finished to an extremely high standard and positioned in the heart of the town centre. The property itself benefits from a communal entrance with intercom system, entrance hall, living room open plan to fitted kitchen with built in appliances, double bedroom, shower room, gas central heating, double glazing and allocated parking space.





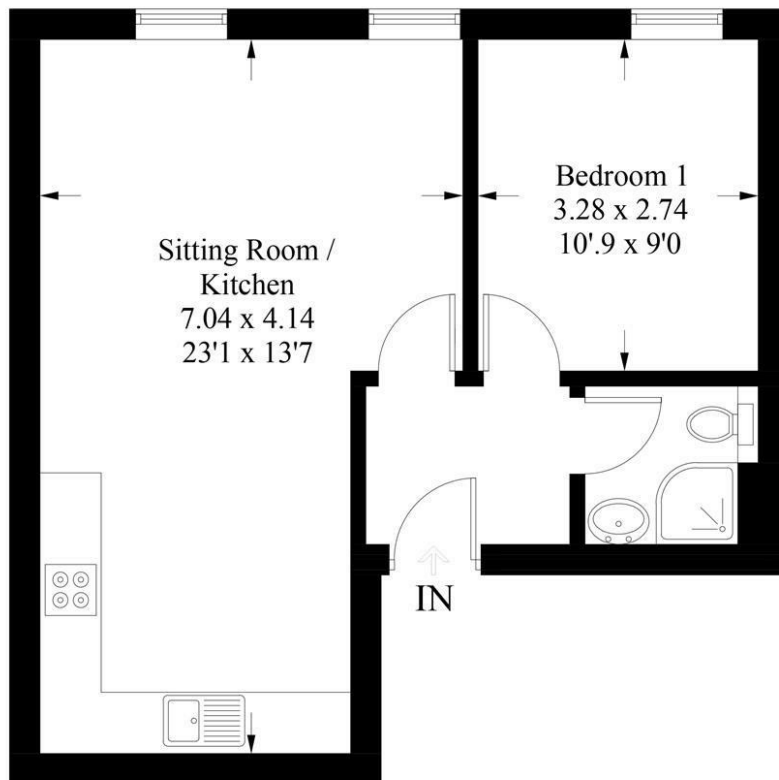
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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





## 12 Eastgate House, SP10 1EP

Approximate Gross Internal Area = 41.3 sq m / 444 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 (ID653320)

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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>		
(69-80) <b>C</b>	77	77
(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: A



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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.