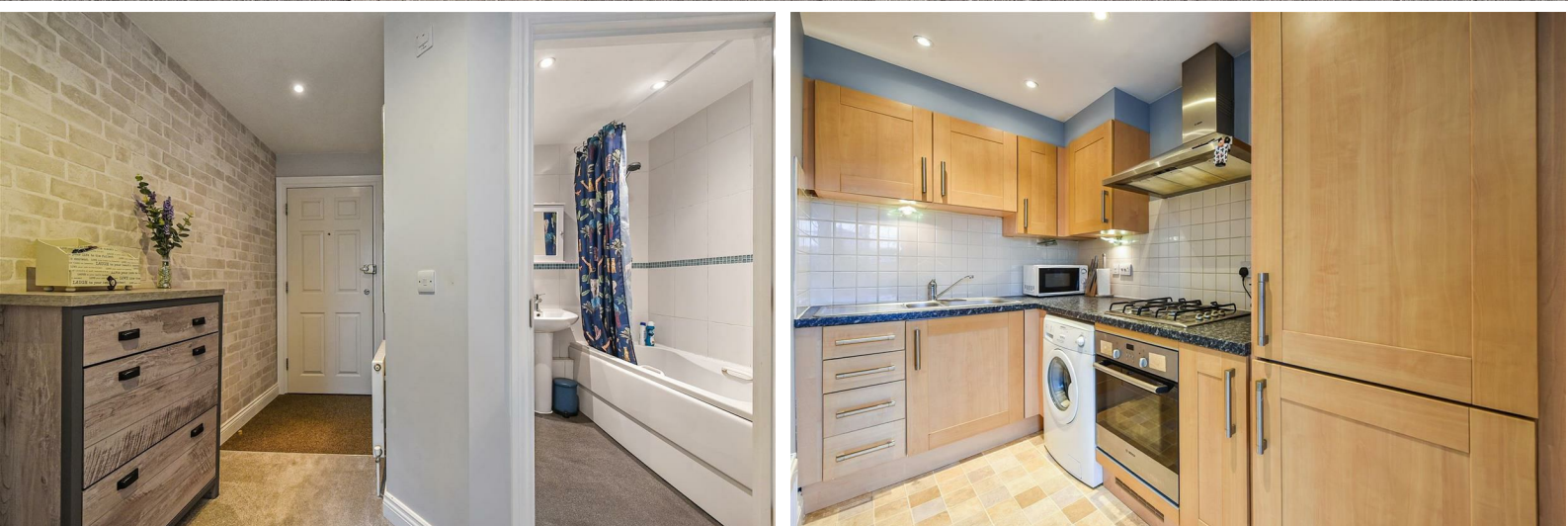




9 Carpenters Court Vincent Drive, Andover, SP10 2FG
Guide Price £185,000



9 Carpenters Court Vincent Drive, Andover, Guide Price £185,000

PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market this stunning top floor luxury apartment with NO ONWARD CHAIN and with the huge benefit of having a SHARE OF THE FREEHOLD.

The apartment itself benefits from a communal entrance hall with intercom system, stairs or lift leading to second floor and to main entrance hall. There is a 23' living room with dining area having views to front, fitted kitchen with built-in hob, oven, extractor and fridge freezer, two bedrooms and bathroom. Outside there is allocated parking plus further parking areas. The apartment is situated in a sought-after location just tucked away off Wolversdene Road and a short stroll from the town centre.



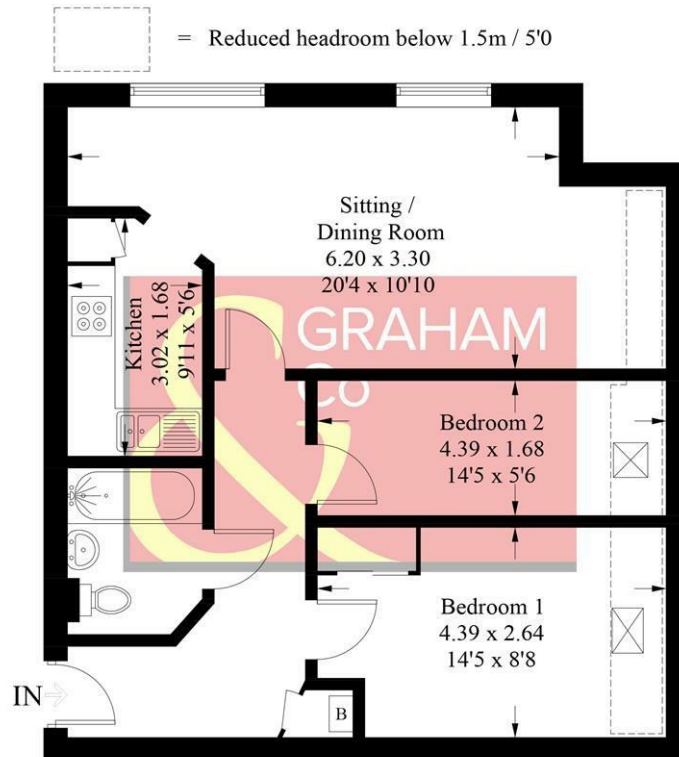


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



Carpenters Court, SP10

Approximate Gross Internal Area = 58.8 sq m / 633 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 (ID1228698)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-94) B	82	82
(69-80) C		
(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: 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.