



The Laurels Charlton Road, Andover, SP10 3LQ  
Offers In Excess Of £180,000





## The Laurels Charlton Road, Andover, Offers In Excess Of £180,000

### PROPERTY DESCRIPTION BY Mr Dion McArthur

Welcome to The Laurels, a delightful top-floor flat located on Charlton Road in Andover, where urban convenience harmoniously blends with cosy elegance. This charming two-bedroom apartment is perfectly situated within walking distance of both the hospital and the main line train station, making it an ideal retreat for those who value comfort and accessibility.

As you enter this tastefully designed residence, you are welcomed into a bright and spacious living environment. The apartment boasts two generous bedrooms, each providing ample space for relaxation and rejuvenation. Whether you are enjoying a quiet evening at home or entertaining guests, the well-proportioned rooms offer versatility and comfort, ensuring that every moment spent here is enjoyable.

The heart of this home is undoubtedly the dual aspect living room, which presents lovely views to the front and side. This inviting space is perfect for both relaxation and social gatherings. Adjacent to the living area, the modern kitchen is a culinary enthusiast's dream. With sleek countertops and ample storage, it is designed to meet all your cooking needs, whether you are preparing a quick breakfast or hosting a dinner party.

The four-piece bathroom serves as a luxurious retreat, featuring contemporary fixtures and finishes. Additionally, the utility/storage room adds practicality to this already impressive apartment, providing a dedicated space for laundry and extra storage, ensuring a clutter-free living environment.

One of the unique features of this property is its access to useful loft storage, offering an excellent solution for storing seasonal items, luggage, or any other belongings. This thoughtful addition maximises the functionality of your home.





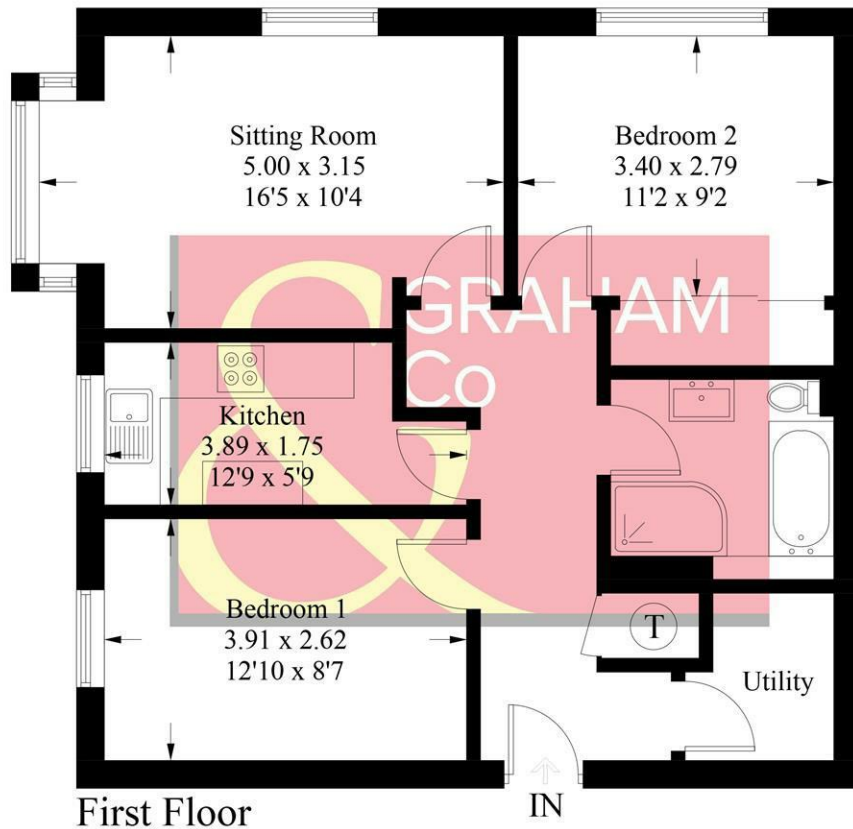


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



## Charlton Road, SP10

Approximate Gross Internal Area = 62.6 sq m / 674 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 (ID1035469)

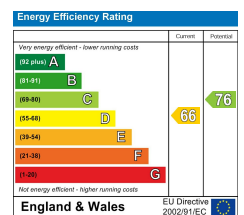
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