

01264 356500

property@grahamco.co.uk

www.grahamco.co.uk







176 Brocade Road, Andover, SP11 6SH Asking Price £219,500



176 Brocade Road, Andover, Asking Price £219,500

PROPERTY DESCRIPTION BY Miss Molly Scruton

This stylish top floor apartment combines modern design with practical living, offering a bright and well-planned layout throughout. At its heart is a generous open-plan sitting, dining, and kitchen area, providing the perfect space for both relaxation and entertaining, with French doors opening onto a private balcony that floods the room with natural light and offers an inviting outdoor retreat. The apartment features two well-proportioned bedrooms, with the main bedroom enjoying the benefit of its own en-suite shower room while the second bedroom is served by a contemporary family bathroom. Designed with functionality in mind, the property also offers ample storage and a thoughtful layout that makes everyday living easy and comfortable. With its open-plan living space, private outdoor area, and stylish finishes, this home has the added benefit of two designated parking spaces.







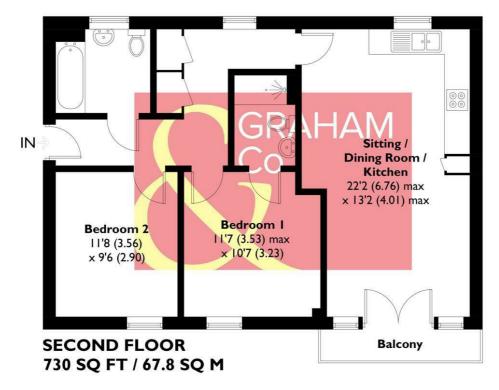
Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing 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.





APPROXIMATE GROSS INTERNAL AREA = 730 SQ FT / 67.8 SQ M





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1242973)

Produced for Graham & Co

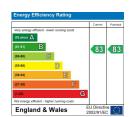
MORTGAGE ADVICE

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



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.







