



**5 Wellesley Court Winchester Road, Andover, SP10 2EP**  
**Asking Price £279,950**





## 5 Wellesley Court Winchester Road, Andover, Asking Price £279,950

### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Welcome to this inviting two-bedroom first-floor apartment, perfectly positioned in a sought-after development on the southern side of Andover. With its bright and airy feel and lovely views towards Andover Golf Course, this home offers the perfect balance of comfort and lifestyle. The apartment enjoys an excellent location, with the golf course close by for relaxed walks, while Andover town centre and the A303 are within easy reach for shops, dining, and convenient travel. Inside, a spacious living/dining room is filled with natural light, creating a warm and uplifting space to relax or entertain. The adjoining kitchen is thoughtfully laid out, offering both practicality and style. Two comfortable bedrooms provide welcoming retreats, each benefiting from plenty of natural light to enhance the fresh and open feel throughout. Residents can enjoy the beautifully maintained communal gardens – a perfect spot for peaceful downtime or socialising outdoors. Adding to its appeal, the property comes with two private garages, providing secure parking and generous storage, alongside additional residents' and guest parking.







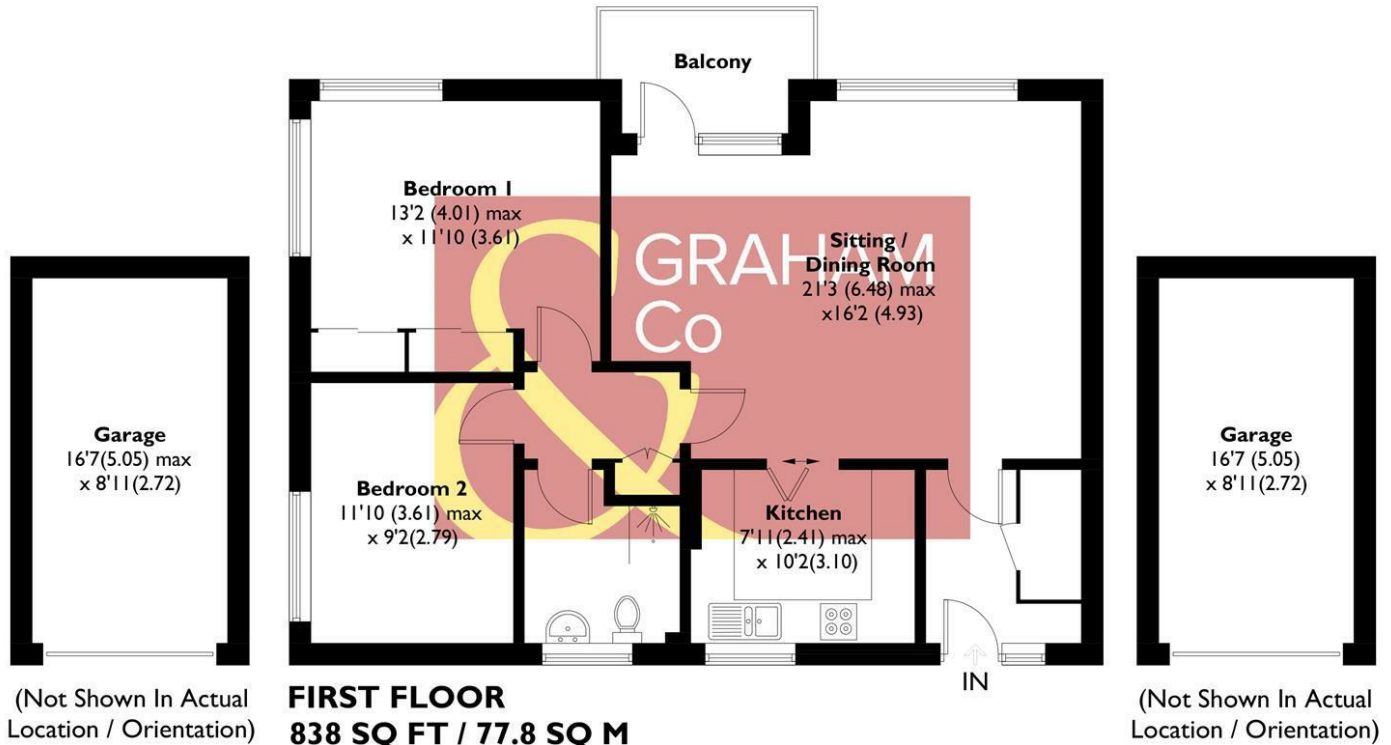
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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







**APPROXIMATE GROSS INTERNAL AREA = 838 SQ FT / 77.9 SQ M**  
**GARAGES = 293 SQ FT / 27.2 SQ M**  
**TOTAL = 1131 SQ FT / 105.1 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 (ID1242810)  
**Produced for Graham & Co**

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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>                            |         |           |
| (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: C**



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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.

