

62 Carters Meadow, Charlton, SP10 4AF  
Guide Price £200,000





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### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Graham & Co are delighted to bring to the market this beautifully presented first floor mainsonette with own private entrance positioned in the picturesque lakeside setting retirement development. The property itself benefits from a private entrance with stairs leading to the first floor, living room and kitchen having views to rear over the lake, shower room two bedrooms, gas central heating and double glazing. Outside there are stunning landscaped gardens and a lakeside setting, NO CHAIN







Charlton

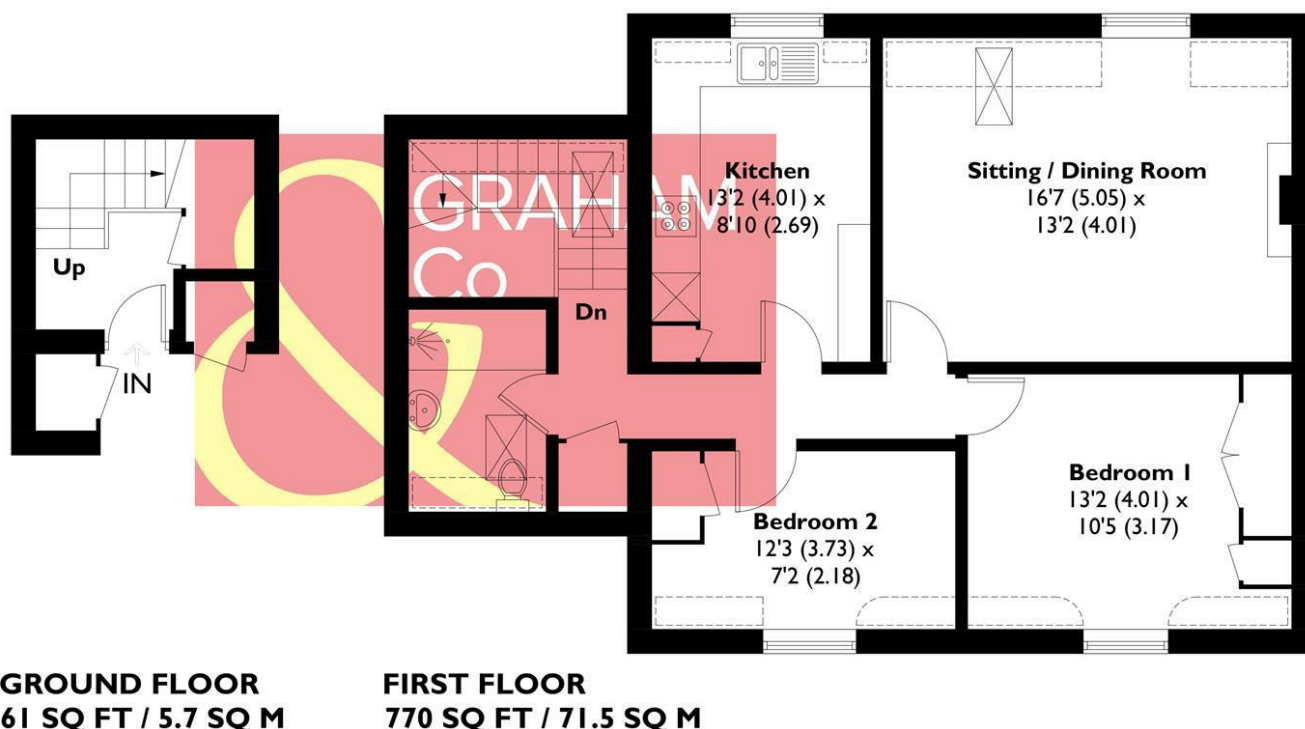
The village of Charlton is located on the outskirts of Andover, which has a post office, stores, church and public house. The town of Andover has a comprehensive range of educational, leisure and shopping facilities and a mainline railway station (within a 10/15 minute walk) to London Waterloo in about an hour. The A303 provides excellent road communications to the West Country and London via the M3 motorway. Charlton Lakes are situated close at hand and offer a range of outdoor leisure facilities including mini golf and pedalos, and the lakeside pavilion also provides refreshments with an indoor and outdoor seating area.







**APPROXIMATE GROSS INTERNAL AREA = 831 SQ FT / 77.2 SQ M**  
**EXTERNAL CUPBOARDS = 14 SQ FT / 1.3 SQ M**  
**TOTAL = 845 SQ FT / 78.5 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 (ID1245915)  
**Produced for Graham & Co**

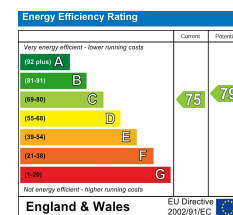
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