

Victoria House, SP10
Approximate Gross Internal Area = 50.6 sq m / 545 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

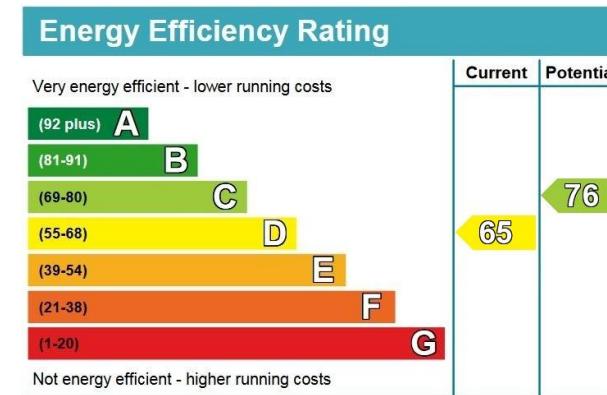


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ESTATE AGENTS



**Victoria House, Junction Road
Andover**

Guide Price £139,995 Freehold



- **Ground Floor**
- **Living Room**
- **Double Bedroom**
- **Allocated Parking**
- **Close to Town**
- **Hallway**
- **Kitchen**
- **Bathroom**
- **Communal Gardens**
- **No Onward Chain**

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

DESCRIPTION:

Offered for sale with no onward chain, this ground floor flat is one of only six apartments in the building and ideally located in an established residential area within walking distance of the railway station and town centre. The accommodation comprises hallway with storage, a living room with a bay sashed window to the front, a kitchen, double bedroom and a bathroom. Outside there is allocated parking and a communal garden.

LOCATION:

Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station, which is within walking distance, runs a direct route to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.

ACCOMMODATION:

Entry buzzer system into communal lobby with door to:

HALLWAY:

Fitted wardrobe cupboard, understairs cupboard and private rear entrance to the parking and garden. Doors to:

LIVING ROOM:

Full height bay to the front with sash windows. Gas fireplace with hearth and door to:

KITCHEN:

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset ceramic hob with extractor over and oven below. Space and plumbing for washing machine, space for fridge/freezer and wall mounted boiler.

BEDROOM:

Window to rear and fitted wardrobe cupboard.

BATHROOM:

Windows to rear and side. Panelled bath with shower attachment, wash hand basin and WC.

OUTSIDE:

There is a car park with allocated parking and mature, communal, gardens with flower and shrub borders.

TENURE:

Freehold with a service charge of £297.50 / quarter.

SERVICES:

Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

