

**Andover Road, SP11**  
 Approximate Gross Internal Area = 58.2 sq m / 626 sq ft



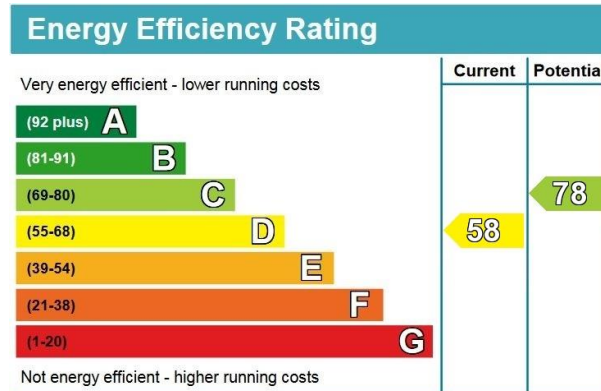
First Floor

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. Produced for Austin Hawk Ltd



**Andover Road, Ludgershall**

**OIEO £125,000 Leasehold**



- Spacious Top Floor Flat
- Good-Sized Living Room
- Double Bedroom
- Allocated Parking
- Entrance Hallway
- Kitchen
- Modern Bathroom
- Close to Amenities

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.

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**DESCRIPTION:** A deceptively spacious, light and airy top floor flat benefiting from an excellent location with proximity to numerous local amenities and the local transport network. Stratford Mews is a residential conversion from what was originally an Edwardian confectionery shop, built at the turn of the twentieth century. Typical of that period in its character, the property features high ceilings and large window apertures throughout, creating that light and airy theme. Well presented throughout, the accommodation has been significantly enhanced by the current owner and comprises stairs leading to the first floor and a front door into an entrance hallway. Off the hallway are a very good-sized, dual-aspect living room, a kitchen, a good-sized double bedroom with extensive wardrobe storage and a modern bathroom. Outside, to the rear is an allocated parking space along with visitor spaces also available.

**LOCATION:** The town of Ludgershall offers a range of amenities, including supermarkets, a post office, newsagents, a butcher, various fast food outlets and restaurants, a church, public houses, a GP practice and pharmacy, schools catering for all age groups, plus Ludgershall Castle, which dates back to the 11th Century. Nearby Andover offers a range of shopping, educational and recreational facilities, including a cinema, theatre, leisure centre and college of further education. The city of Salisbury and the market town of Marlborough are also nearby, along with the A303, which provides access to both London and the West Country. The property can be found on Andover Road, just east of its junction with Bell Street.

**OUTSIDE:** The property fronts onto Andover Road with vehicular access to one side leading to the parking area located at the rear of the building. A path on the opposite side of the building provides pedestrian access to a communal entrance for the property, shared with two other flats. Stairs lead up to the accommodation and the front door of the flat.

**ENTRANCE HALLWAY:** Window to one side and space for cloaks and shoe storage. Electric radiator and doors to all rooms.

**LIVING ROOM:** Light & Airy, dual-aspect living room of a very good size with windows to the front and to one side. Period picture rail. Feature electric fire and a modern electric radiator.

**KITCHEN:** Windows to one side. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset one and a half bowl stainless-steel sink and drainer, inset ceramic hob with an extractor over and an oven/grill below. Freestanding washing machine, tumble dryer and undercounter fridge and freezer. Space for dining.

**DOUBLE BEDROOM:** Good-sized double bedroom with a double window to the front. Extensive wall-to-wall fitted wardrobe storage. Modern electric radiator.

**BATHROOM:** Modern bathroom with a window to the rear. Fully tiled walls. Panelled bath, separate double walk-in shower enclosure, newly fitted concealed cistern WC, newly fitted vanity hand wash basin with cupboard storage below and a newly fitted electric heated towel rail.

**TENURE:** Leasehold. A current 87-year lease is currently being extended by the current owner to 99 years. Annual management fee of £1700, which includes buildings insurance.

**SERVICES:** Mains drainage, water and electricity are connected. Heating via recently installed electric radiators with hot water via an immersion heater.

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.

