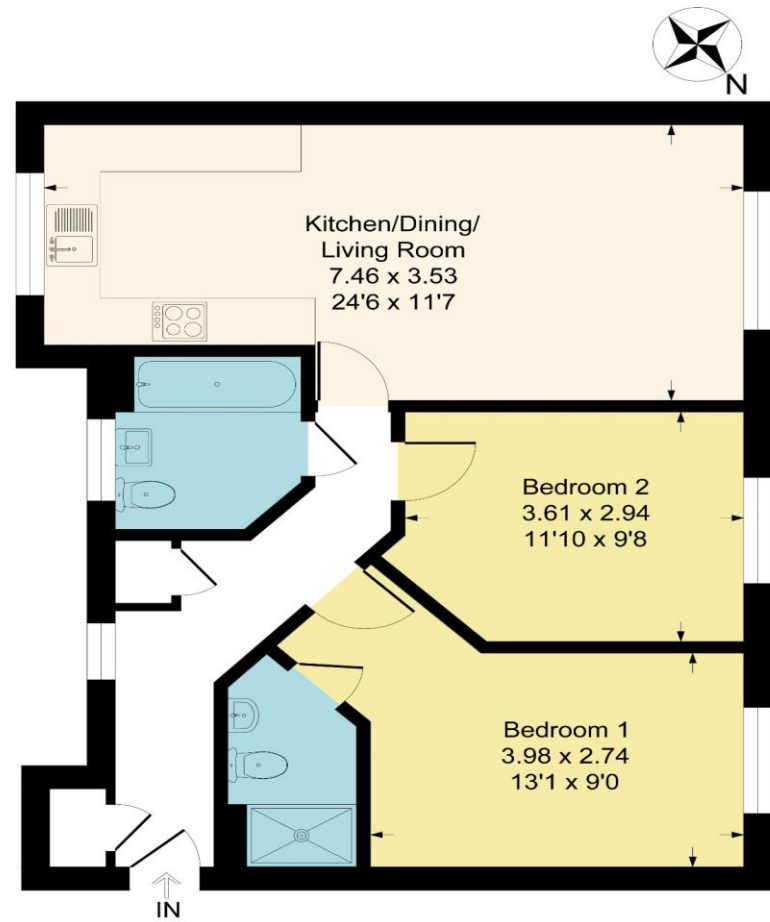


26 Draper Close, Augusta Park, Andover, Hampshire SP11 6YR
 Approximate Gross Internal Floor Area = 66.5 sq m / 716 sq ft



This floor 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, window 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.



Draper Close, Andover

Guide Price £190,000 Leasehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

- Ground Floor
- Kitchen
- Master Bedroom
- Bedroom 2
- 2 Parking Spaces

- Hallway
- Sitting/Dining Area
- Ensuite Shower Room
- Bathroom
- 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.

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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
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DESCRIPTION:

Offered for sale with no onward chain, this ground floor apartment, built by Taylor Wimpey in 2019, is situated on the edge of the popular Saxon Heights development and benefits from the remainder of a 10 year NHBC. The spacious accommodation comprises hallway, living/dining area with open access to a kitchen with integral appliances, master bedroom with en suite shower room, further double bedroom and family bathroom. Outside there are two allocated car parking spaces and a cycle store.

LOCATION:

The property is located on the popular Saxon Heights development which benefits from local amenities including shops and schools as well as play parks and green spaces. There is easy access to the town as well as the nearby countryside. 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 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:

Front and rear access to communal lobby, entry phone system and front door into:

HALLWAY:

Window to rear. Two storage cupboards and doors to:

LIVING/DINING ROOM:

Window to front and open access 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 gas hob with extractor over and oven below. Integral dishwasher, washing machine and fridge/freezer. Cupboard with wall mounted boiler.

MASTER BEDROOM:

Window to front and door to:

ENSUITE SHOWER ROOM:

Shower cubicle, wash hand basin, WC and heated towel rail.

BEDROOM 2:

Window to front.

BATHROOM:

Window to rear. Panelled bath with shower over, wash hand basin, WC and heated towel rail.

OUTSIDE:

Outside there are two allocated parking spaces and a bike store.

TENURE:

Leasehold with a 120 year lease dated 2019. The service charge is £200 pcm and the ground rent is £150 p/a.

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.

