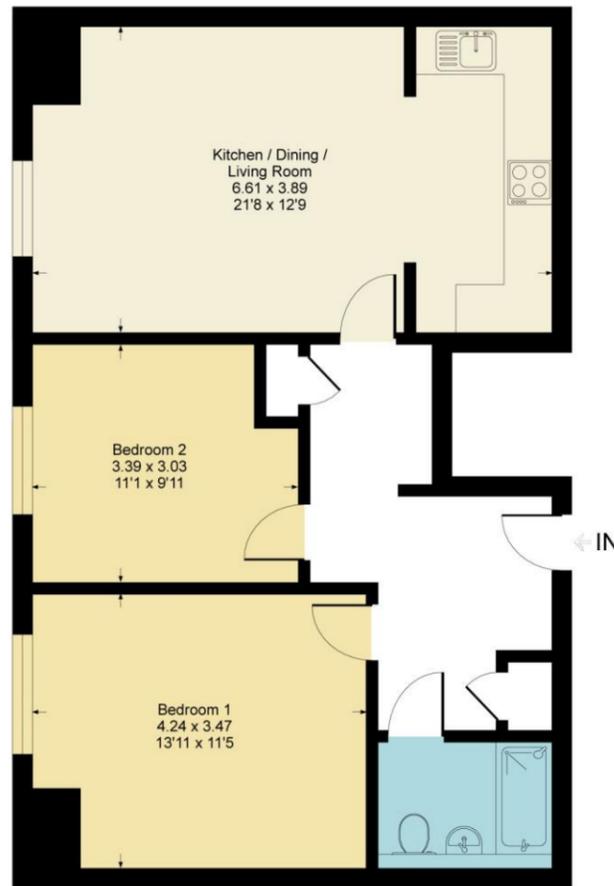


Portway House, SP11
Approximate Gross Internal Area = 67.3 sq m / 725 sq ft



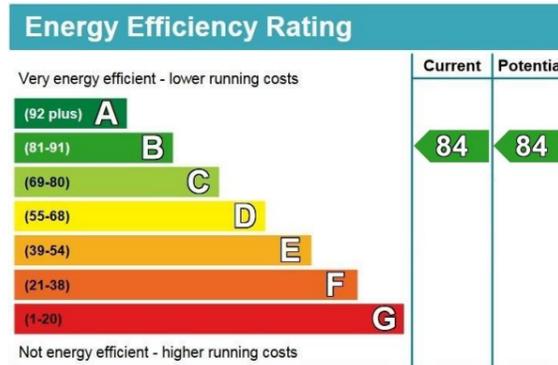
Second Floor

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



15 Portway House, Andover

Guide Price £180,000 Leasehold



- **Top Floor Flat**
- **Living/Kitchen/Dining Room**
- **Bathroom**
- **Close to Amenities**
- **Entrance Hallway**
- **Two Double Bedrooms**
- **Allocated Parking**
- **Proximity to Open Countryside**

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 fabulous opportunity to get on to the property ladder with this modern, top floor flat located within the heart of the Augusta Park development. Constructed in 2017, the property is surprisingly spacious throughout, with the accommodation comprising an entrance hallway, open plan living/kitchen/dining room, two double bedrooms and a bathroom. Outside, the property benefits from an allocated parking space with numerous communal parking options nearby and is very close to both local amenities and open countryside.

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 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. The property can be found on East Anton Road, which is in the heart of the ever-popular Augusta Park development. The location has many local amenities, including schools, a nursery, a Co-Op convenience store, fast food outlets and East Anton sports ground with Harmony Woods Nature Reserve just beyond, along with the popular Finkley Down Farm Park also nearby. The development borders open countryside and the nearby villages of Smannell with its public house and Enham Alamein, which has a village shop and a post office, both a short distance away.

OUTSIDE: A communal front door with a modern buzzer entry system is located on the right-hand side of the front of the building. The allocated parking space is just to the right of the communal front door. Stairs lead to all floors from the communal entrance and the front door of the flat is accessed via a top floor communal hallway. Front door into:

ENTRANCE HALLWAY: Spacious entrance hallway doors to all rooms. Door to a built-in storage cupboard housing a media hub and door to a separate built-in storage cupboard. Wall-mounted cupboards housing the electric meter and the consumer unit. Loft access, radiator and buzzer entry control pad.

OPEN-PLAN LIVING/KITCHEN/DINING ROOM: Rear aspect open-plan space with the living area currently arranged to utilise the front of the available space with dining space in front of the kitchen which comprises a range of eye and base level cupboards and drawers with work surfaces over plus matching upstands. Inset stainless steel sink and drainer, inset gas hob with a stainless-steel splashback, extractor over and an oven/grill below. Space and plumbing for a washing machine, space for a fridge freezer and an integrated dishwasher. Wall mounted gas Combi boiler. Radiators.

BEDROOM ONE: Good-sized double bedroom with window to the rear and far-reaching views to the west over Andover with the eastern edge of Salisbury Plain beyond. Radiator.

BEDROOM TWO: Rear aspect double bedroom also with far-reaching westerly views. Radiator.

BATHROOM: Tiled bath enclosure with a panelled bath and shower over. Close-coupled WC, pedestal hand wash basin and a heated towel rail.

TENURE: Leasehold with 117 years remaining on the lease. Monthly Service Fee of £221.15.

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.

