



40 Brocade Road, Andover, SP11 6SW  
Asking Price £215,000





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## PROPERTY DESCRIPTION BY Mr Dion McArthur

This stylish and contemporary ground floor apartment was built by Taylor Wimpey in 2021 and is offered with the remainder of a 125 year lease from new, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The accommodation is thoughtfully laid out and begins with a welcoming entrance hall providing access to all principal rooms, along with two generous storage cupboards. The heart of the home is the impressive open plan living, dining and kitchen area, designed for modern living and entertaining. Large doors open directly onto a private patio area, creating an excellent indoor-outdoor flow and an ideal space for relaxing or dining during warmer months.

The apartment offers two well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room, while the second bedroom is served by a modern family bathroom fitted with contemporary sanitary ware.

Further benefits include the remainder of the 10 year NHBC building warranty, ground floor convenience and a high standard of finish throughout. The property is being sold with a complete onward chain above, offering clarity for prospective buyers.

Early viewing is highly recommended to fully appreciate the quality, layout and lifestyle on offer.







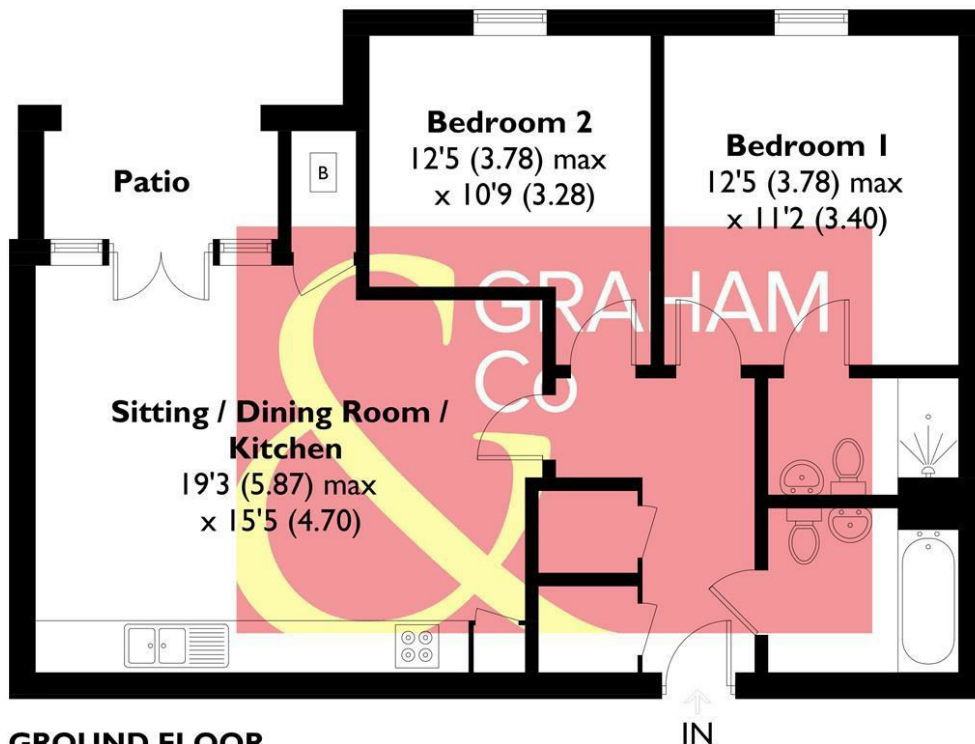
Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing point of two important Roman roads: the Portway from Winchester to Marlborough, and the Icknield Way, which runs past Augusta Park on its way between Salisbury and Silchester. The actual site of the crossroads is very close to the development, but excavations in 1970, while revealing many Roman remains, failed to find the exact location. Now the area is a growing and welcoming community with a community centre, sports pavilion and the Endeavour Primary School already open, together with planned shops and village 'local area'. You will feel you belong from the start in a home tailored to modern living set amongst acres of beautifully landscaped open spaces, parks and play areas. Not wanting to travel too far for groceries? Then the brand new Co-op opened in April 2018 is on the doorstep located in East Anton Farm Road, along with the recently opened pizza takeaway for those not wanting to cook. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.







APPROXIMATE GROSS INTERNAL AREA = 751 SQ FT / 69.8 SQ M



**GROUND FLOOR**  
**751 SQ FT / 69.8 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 (ID1264049)  
**Produced for Graham & Co**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) <b>A</b>		
(81-90) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(46-54) <b>E</b>		
(39-45) <b>F</b>		
(31-38) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

**Tax Band: B**



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

