

Bell Road, SP10
 Approximate Gross Internal Area = 49.7 sq m / 536 sq ft (excludes store)



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



Bell Road, Andover

Guide Price £137,000 Leasehold



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

- Mid Floor
- Living Room
- Double Bedroom
- Basement Storage

- Hallway
- Kitchen/Diner
- Shower Room
- Communal Gardens

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:

Surrounded by green areas and benefiting from views across the town, this flat is located close to a local shop and within walking distance of the town centre. The well presented accommodation has been improved by the current owners, including a new kitchen installed only last year with new appliances, and comprises hallway, kitchen/dining room, spacious living room with access to a small office area, a double bedroom and shower room. The property also benefits from basement storage and generous communal parking.

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.

ACCOMMODATION:

Front door with transom window and external, shelved, storage cupboard into:

HALLWAY:

Storage cupboard and doors to:

KITCHEN/DINING ROOM:

Window to front. Newly fitted 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 eye level oven. New dishwasher and fridge/freezer. Doorway to shelved recess with wall mounted combi boiler and space for table and chairs

LIVING ROOM:

Window to rear with views across the town. Utility cupboard with space and plumbing for washing machine and tumble drier. Door to:

OFFICE SPACE:

Window to rear with views across the town.

BEDROOM:

Internal window to office space.

SHOWER ROOM:

Window to front. Shower cubicle, wash hand basin, WC and heated towel rail. Wall mounted vanity cupboard with mirror doors.

OUTSIDE:

There are communal lawned areas around the apartment and a communal car park. There is also **BASEMENT STORAGE** on the ground floor with lighting.

TENURE:

Leasehold with 102 years remaining. The ground rent is £10 p/a and the service charge is £68/month.

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.

