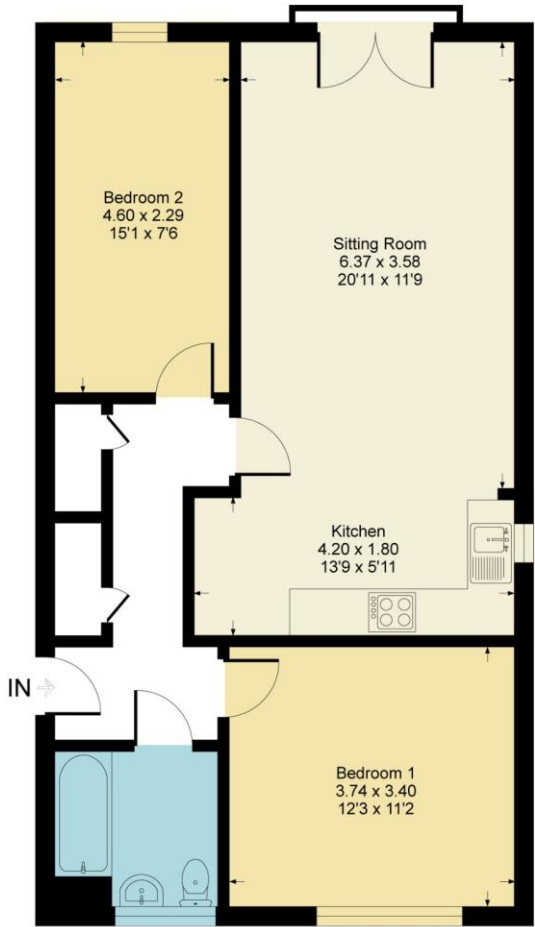


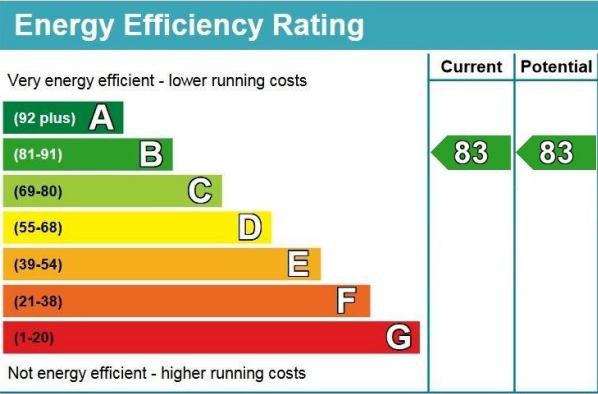
Lee Valley Close, SP11

Approximate Gross Internal Area = 68.2 sq m / 735 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.



Lee Valley Close, Andover

Guide Price £74,000 Leasehold

- 40% Share
- Hallway
- Kitchen
- Bathroom

- Top Floor
- Living/Dining Area
- 2 Double Bedrooms
- 2 Covered Parking Spaces

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.





**DESCRIPTION:**

An opportunity to purchase a 40% share of this top floor flat located on the edge of the Augusta Park development close to green areas and countryside. The accommodation comprises a hallway with storage cupboards, a kitchen with open plan access to a living/dining area with French doors to a Juliette balcony, two double bedrooms and a bathroom. Outside there are two covered parking spaces.

**LOCATION:**

The property is located on the popular Augusta Park 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:**

Intercom entry system into communal lobby with stairs to all floors. Front door into:

**HALLWAY:**

Loft access, shelved storage cupboard and further cupboard with consumer unit. Doors to:

**KITCHEN AREA:**

Window to side. 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. Space and plumbing for washing machine and dishwasher, space for fridge/freezer and wall mounted boiler. Open access to:

**LIVING/DINING AREA:**

French doors to Juliette balcony and space for table and chairs.

**BEDROOM 1:**

Window to front.

**BEDROOM 2:**

Window to rear with views. Currently used as a dressing room.

**BATHROOM:**

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

**OUTSIDE:**

Outside there are two covered parking spaces.

**TENURE:**

Leasehold with 114 years remaining. The monthly charges are £22 whilst the rent for the remaining 60% is £272.79 pcm.

**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.

