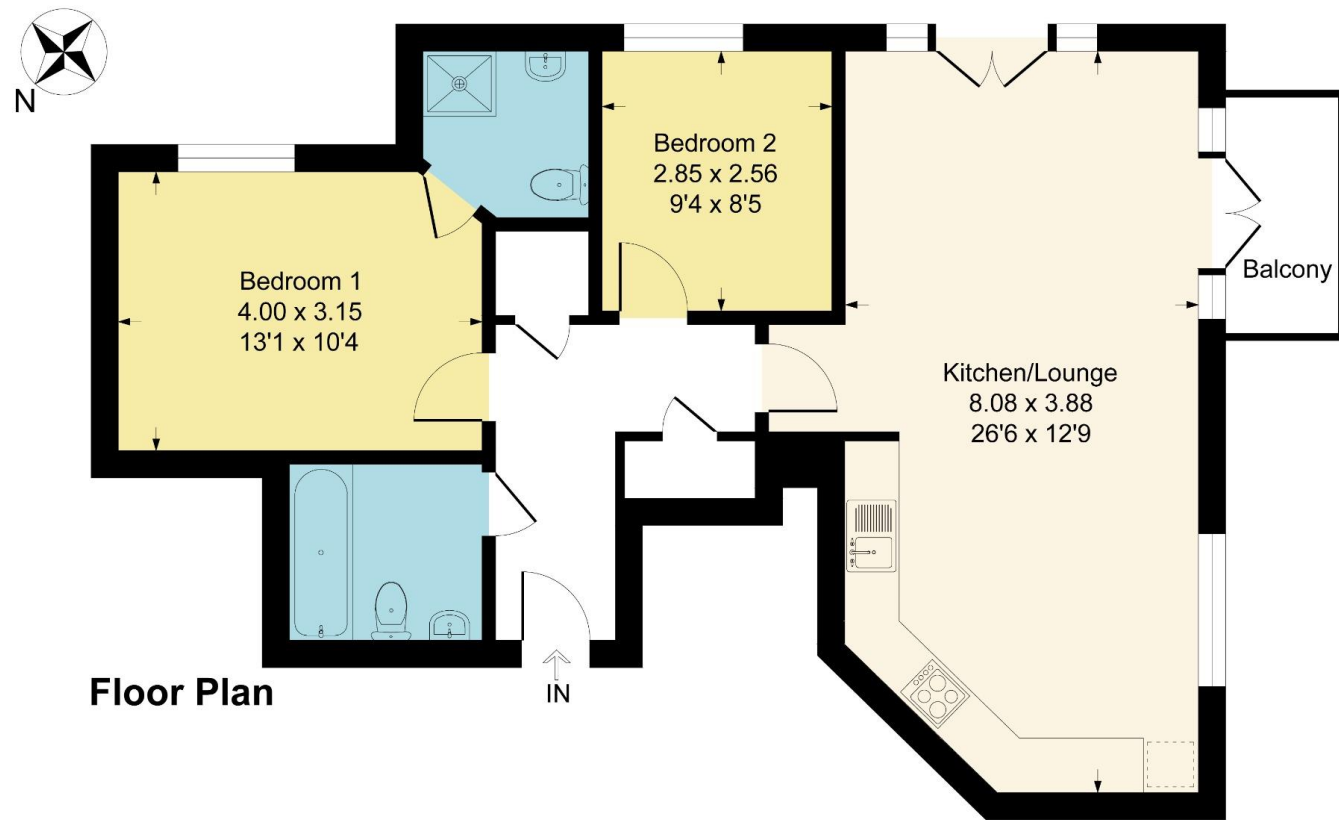


Saddle Way, Andover, Hampshire SP11

Approximate Gross Internal Floor Area = 68.2 sq m / 734 sq ft



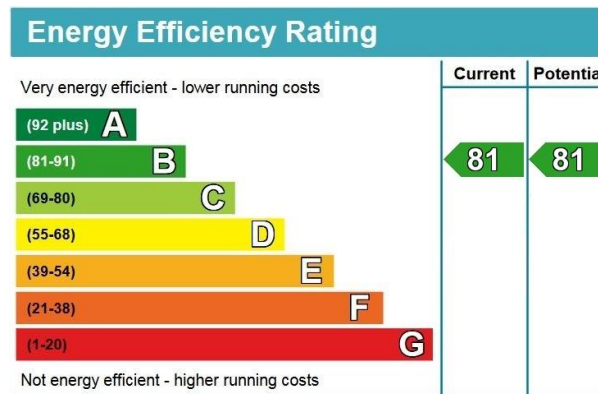
Floor Plan

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.



Saddle Way, Andover

Guide Price £200,000 Leasehold



- Ground Floor
- Living/Dining Area
- Master Bedroom
- Bedroom 2
- 2 Parking Spaces

- Entrance Hall
- Kitchen/Breakfast 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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DESCRIPTION:

Offered for sale with no onward chain, this ground floor flat is located on the popular Picket Twenty development close to all the local amenities. The spacious accommodation comprises entrance hall with storage cupboards, a living/dining room with a balcony and open access into a kitchen/breakfast area, a master bedroom with ensuite shower room, a second bedroom and a bathroom. Outside there are two parking spaces and a lockable store.

LOCATION:

The Picket Twenty development borders Harewood Forest with access to public footpaths literally on the doorstep. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Busy Bees Nursery, a community hall, a Co-Op store and the Urban Park and sports pitches. Andover itself 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:

Entry buzzer system with door into communal entrance hall and front door into:

ENTRANCE HALL:

Two storage cupboards and doors to:

LIVING/DINING AREA:

Double aspect with French doors to Juliet balcony and French doors to **BALCONY**. Open access to:

KITCHEN:

Window to side. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset ceramic hob with extractor over and oven below. Space and plumbing for washing machine and slimline dishwasher, space for fridge/freezer and cupboard with wall mounted boiler.

MASTER BEDROOM:

Window to rear. Fitted wardrobe cupboard and door to:

ENSUITE SHOWER ROOM:

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

BEDROOM 2:

Window to rear.

BATHROOM:

Panelled bath, wash hand basin, WC and heated towel rail.

OUTSIDE:

To the rear of the building there is a private car park with two parking spaces and two lockable stores.

TENURE:

Leasehold with 110 years remaining. The ground rent is £250 p/a and the service charge is currently £121.12 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.

