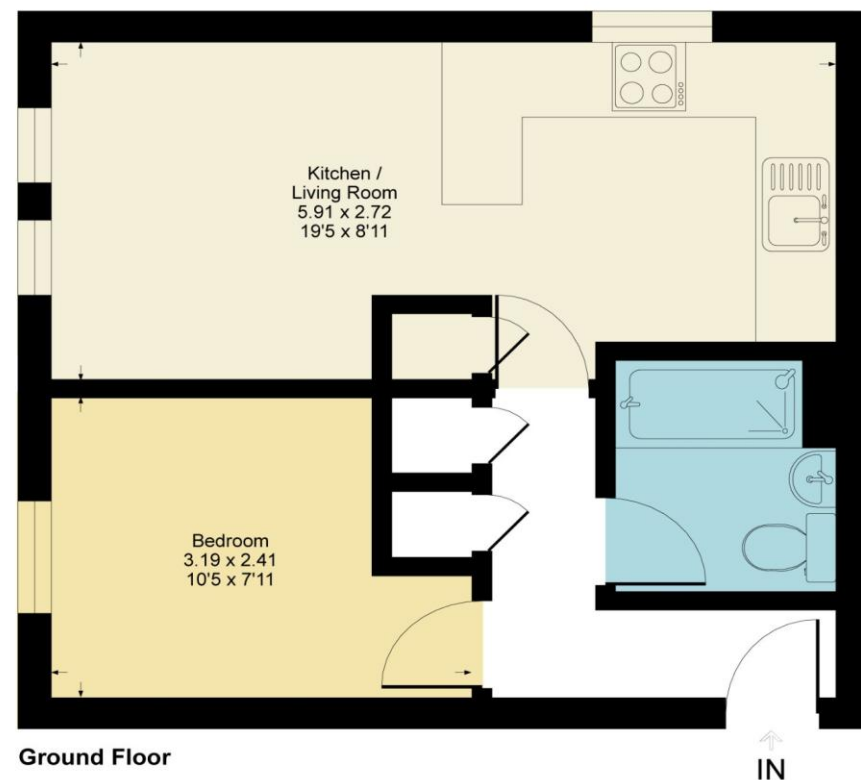
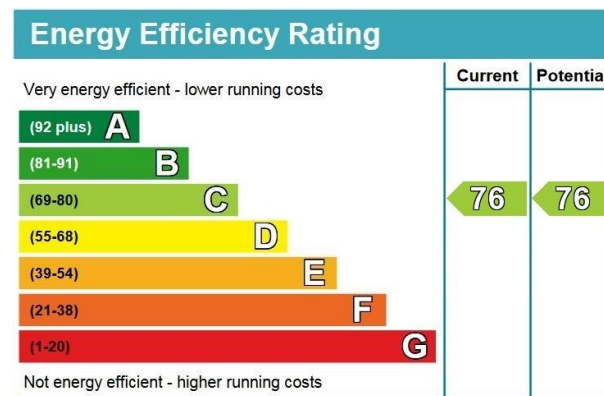


**Silkweavers Road, SP10**  
Approximate Gross Internal Area = 31.7 sq m / 342 sq ft



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



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.



**Spindle House, Silk Weavers Road, Andover**      **Guide Price £135,000 Leasehold**

- **Ground Floor**
  - **Kitchen/Sitting Room**
  - **Bathroom**
  - **No Onward Chain**
- **Hallway**
  - **Bedroom**
  - **Allocated Parking**
  - **Amenities**





**DESCRIPTION:**

**\*\*NO ONWARD CHAIN\*\*** Now available on the market is this well-presented one-bedroom ground floor apartment. The accommodation includes an entrance hallway, an open-plan kitchen/sitting room, a double bedroom, and a bathroom. The property further benefits from allocated parking, making it an ideal purchase for first-time buyers, downsizers, or investors.

**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:**

Communal entrance into the hallway. Front door into:

**HALLWAY:**

Storage with shelving, built in cloaks cupboard, airing cupboard housing combi boiler and doors to:

**KITCHEN/SITTING ROOM:**

Side aspect to the kitchen area. Recently refurbished with a modern range of eye-level and base units, complemented by work surfaces and an inset stainless-steel sink and drainer. Inset electric hob with a single oven beneath. There is a generous storage cupboard, along with space and plumbing for both a washing machine and a fridge freezer.

The sitting room enjoys a rear aspect and includes an additional cupboard housing the gas meter.

**BEDROOM:**

Rear Aspect.

**BATHROOM:**

Panelled bath with shower screen and shower over, wash hand basin and WC.

**OUTSIDE :**

To the front of the property there is allocated parking along with bike storage.

**SERVICES:**

Leasehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

**TENURE:**

102 Years reaming on a 125 lease. Service charges £1153.30 per annum.

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.

