

Vincent Drive, Andover, SP10

Approximate Area = 455 sq ft / 42.3 sq m  
For identification only - Not to scale



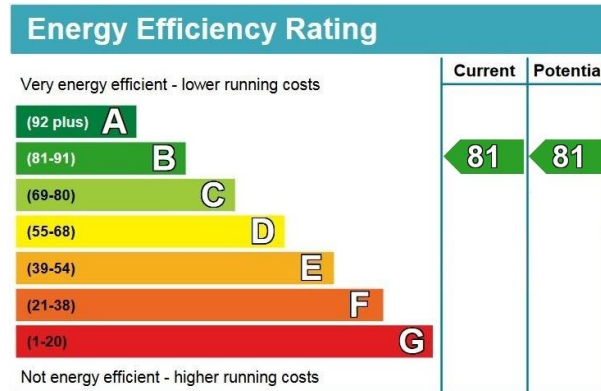
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Austin Hawk Ltd. REF: 940028



Carpenters Court, Andover

Guide Price £150,000 Share of Freehold



- No Onward Chain
- Hallway
- Kitchen
- Bathroom
- Communal Gardens
- Top Floor Flat
- Living/Dining Room
- Double Bedroom
- Allocated & Visitor Parking
- Share of the Freehold

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:** This modern, top-floor flat is ideally located close to Andover's town centre amenities and is offered for sale with a share of the freehold and No Onward Chain. The accommodation comprises an entrance hallway, a living/dining room with an open plan flow into a kitchen, a double bedroom and a bathroom. Outside there are communal gardens and an allocated parking space plus visitor parking options.

**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. Carpenters Court can be found within Vincent Drive, which itself is off Wolverdene Road. The property is a short distance from town centre amenities, primary and secondary schools, as well as the historic Ladies Walk giving footpath access to open countryside and Harewood Forest beyond.

**ACCOMMODATION:** Communal entrance hall with stairs to all floors. Front door into:

**HALLWAY:** Access via ladder to boarded loft, space for cloaks storage and doors to:

**LIVING/DINING ROOM:** Velux window to rear. Seating area and space for table and chairs. Open-plan archway to:

**KITCHEN:** Velux window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Integral washing machine (new as of 2023) and integral fridge/freezer. Wall mounted combi boiler (newly installed in 2022).

**BEDROOM:** Velux window to side. Double fitted wardrobe cupboard and recessed storage area.

**BATHROOM:** Panelled bath with shower over, wash hand basin, WC and heated towel rail.

**OUTSIDE:** Outside there are communal grounds and a bin store. There is one allocated parking space and further spaces for visitors.

**TENURE:** Leasehold with 109 years remaining on the lease. All the residents own a share of the freehold and share the management but pay no ground rent. The current service charge is £1000 p/a paid in two six monthly instalments.

**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.

