



10 Victoria Court, Andover, SP10 3QS
Asking Price £185,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

A well-presented and thoughtfully laid out two-bedroom first-floor apartment offering bright and comfortable living accommodation, with the added benefit of a private balcony and garage.

The property is accessed via a central hallway providing entry to all principal rooms. The reception room is generously proportioned and filled with natural light, with double doors opening onto the balcony, creating an ideal space for both everyday living and entertaining.

The apartment features a separate fitted kitchen, sensibly arranged to maximise storage and workspace. There are two well-sized bedrooms, offering flexibility for use as sleeping accommodation, guest space, or a home office. A family bathroom is positioned off the hallway and is fitted with a bath and contemporary fixtures.

The layout is practical and well balanced throughout, offering a comfortable and functional living environment. This property would suit a range of purchasers including first-time buyers, downsizers, or investors.

An excellent opportunity to acquire a well-proportioned apartment with outdoor space.





Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boasts a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.





APPROXIMATE GROSS INTERNAL AREA = 691 SQ FT / 64.2 SQ M



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1270772)

Produced for Graham & Co

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-94) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(1-30) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: B



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