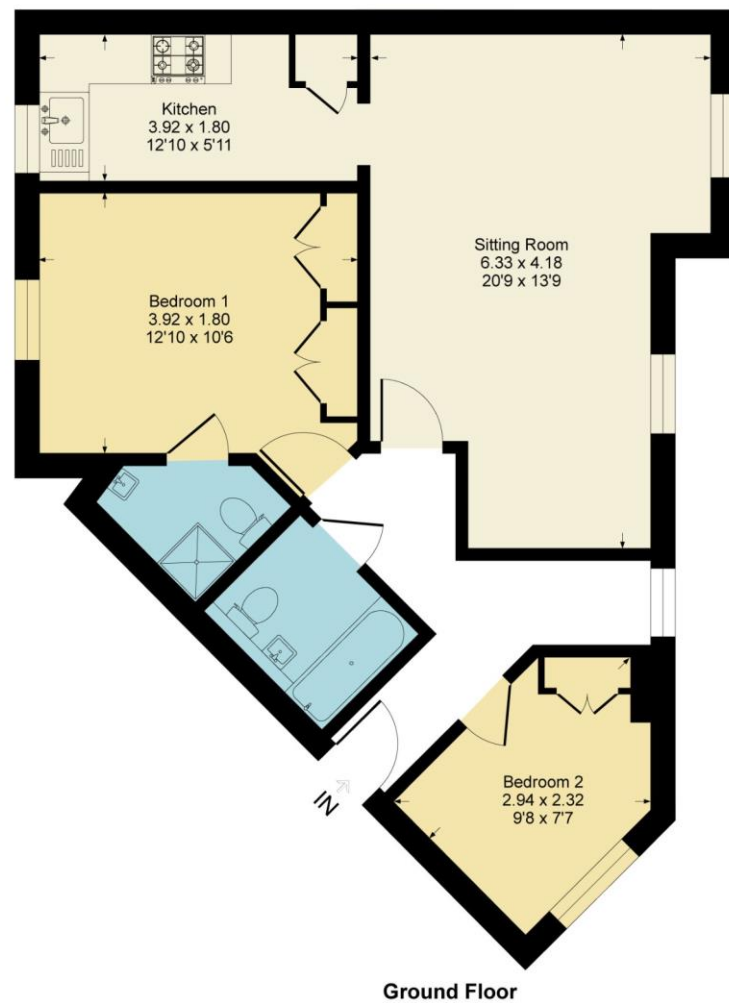


Greenly Court, SP10
Approximate Gross Internal Area = 65.5 sq m / 704 sq ft



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



Greenly Court, Andover

Guide Price £190,000 Leasehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

- Ground Floor
- Living/Dining Room
- Master Bedroom
- Bedroom 2
- Parking Space

- Hallway
- Kitchen
- 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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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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DESCRIPTION:

Offered for sale with no onward chain, this luxury ground floor apartment is located in a desirable location within walking distance of the railway station and town centre. The accommodation, which is in good decorative order, comprises hallway, living/dining room, kitchen, master bedroom with fitted wardrobe cupboards and an ensuite shower room, a further bedroom with a fitted wardrobe cupboard and a bathroom. The apartment building is surrounded by gardens and there is a car park with an allocated parking space.

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, which is within walking distance, 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 system into main ENTRANCE LOBBY with door to:

HALLWAY:

Window to front and doors to:

LIVING/DINING ROOM:

Windows to front and access to:

KITCHEN:

Window to rear. 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, space for fridge/freezer and large storage cupboard with wall mounted combi boiler.

MASTER BEDROOM:

Window to rear and fitted wardrobe cupboards. Door to:

ENSUITE SHOWER ROOM:

Shower cubicle, wash hand basin and WC.

BEDROOM 2:

Window to front and fitted wardrobe cupboard.

BATHROOM:

Panelled bath, wash hand basin and WC.

OUTSIDE:

There is a car park with an allocated parking space.

TENURE:

Leasehold with the remainder of a 125 year lease dated 1 January 2002.

Ground rent is £97 / 6 months. Service charges are £1,245 / 6 months. This includes maintenance of the gardens, communal areas, building repairs and building insurance.

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.

