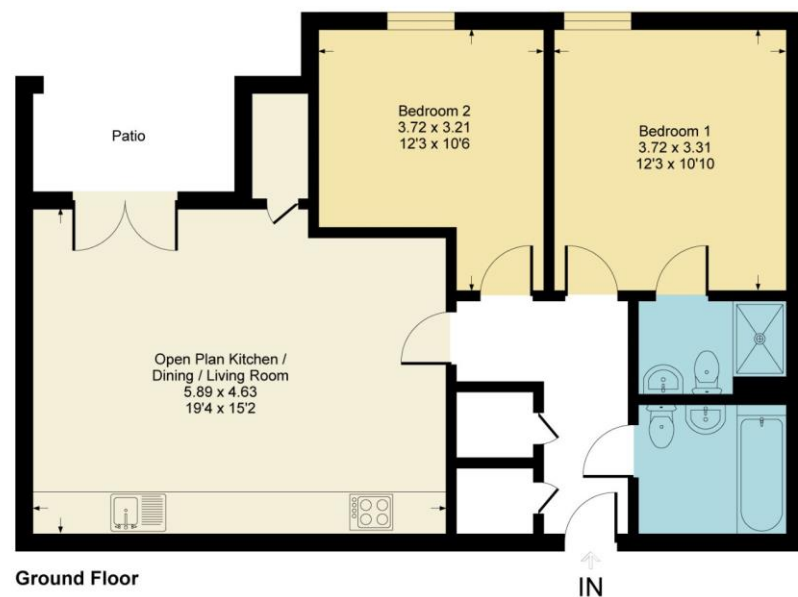
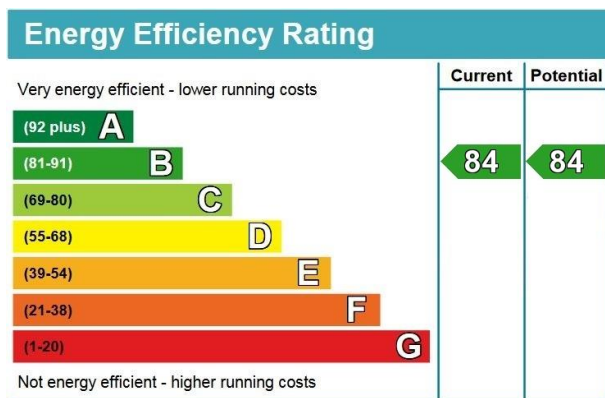


Brocade Road Approximate Gross Internal Area = 68.3 sq m / 736 sq ft



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.



Brocade Road, Andover **Guide Price £215,000 Leasehold**

- **Ground floor**
- **Living/Dining Area**
- **Master Bedroom**
- **Bedroom 2**
- **Allocated Parking**
- **Hallway**
- **Kitchen Area**
- **Ensuite Shower Room**
- **Bathroom**
- **Bike Shed**



DESCRIPTION:

This ground floor flat, located on the popular Saxon Heights development, was built in 2021 and is offered for sale with the remainder of a 9 year NHBC. The modern, light and airy accommodation comprises a hallway, open-plan kitchen/sitting/dining room french doors opening on a patio area to the front, master bedroom with ensuite shower room, a second double bedroom and a bathroom. Outside there are communal grounds, two allocated parking spaces and lockable bin and cycle stores.

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. The Augusta Park development that Saxon Heights sits within has many local amenities including schools, a nursery, a Co Op convenience store, fast food outlets, a sports ground and a community centre. Brocade Road can be found off Cashmere Drive which itself meanders along the southern edge of the development with the popular Finkley Down Farm Park nearby. The development borders open countryside and the nearby village of Smannell with its public house is a short distance away.

ACCOMMODATION:

Communal front door with entry buzzer system. Hallway to front door into:

HALLWAY:

Two storage cupboards and doors to:

BATHROOM:

Panelled bath with mixer shower attachment, wash hand basin and WC.

KITCHEN AREA:

Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half stainless steel sink with drainer. Inset gas hob with extractor over, stainless steel splash back and oven below. Integral dishwasher, washer/drier and fridge/freezer.

LIVING/DINING AREA::

French doors to the front. Storage cupboard housing combi boiler.

MASTER BEDROOM::

Window to the front.

ENSUITE:

Double shower cubicle, wash hand basin, heated towel radiator and WC. Partially tiled walls.

BEDROOM 2:

Window to the front.

OUTSIDE:

There are two allocated parking spaces to the rear together with a lockable bin store and cycle store.

TENURE:

Leasehold with 121 years remaining. Please note there may be an additional estate charge.

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.

