

Cashmere Drive, Andover, SP11

Approximate Area = 546 sq ft / 50.7 sq m
For identification only - Not to scale



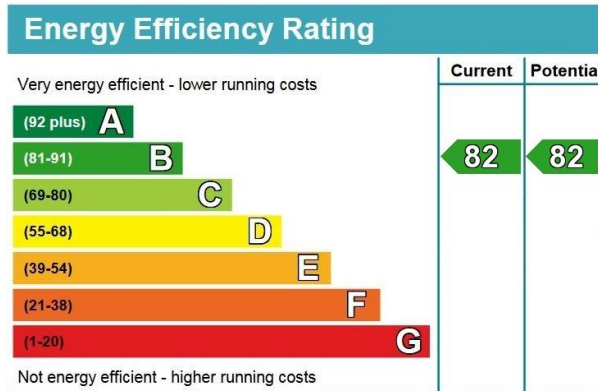
SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2025. Produced for Austin Hawk Ltd. REF: 1316539



Cashmere Drive, Andover

Guide Price £160,000 Leasehold



- Hallway
- Living/Dining Room
- Kitchen
- Bathroom

- Work Station
- Balcony
- Super King Bedroom
- Parking Space

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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DESCRIPTION:

This top floor flat, located on the popular Saxon Heights development, was built in 2020 and is offered for sale with the remainder of a 10 year NHBC. The modern, light and airy accommodation comprises hallway with work station and wardrobe cupboard, living/dining room with a balcony and open plan access to a kitchen with fitted appliances, a dual aspect super king bedroom and a bathroom. Outside there are communal grounds, a parking space and lockable bin and bike stores.

LOCATION:

The property is located on the popular Saxon Heights 'development which benefits from local amenities including shops and schools as well as play parks and green spaces. There is easy access to the town as well as the nearby countryside. 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 lobby with buzzer entry system and stairs to all floors. Front door into:

HALLWAY:

Cupboard/work station with wall mounted boiler and fitted wardrobe cupboard. Doors to:

LIVING/DINING ROOM:

French doors to front opening to a **BALCONY** with artificial grass and views over the surrounding area. Open access to:

KITCHEN:

Window to rear. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl sink with drainer. Inset gas hob with extractor over and oven below. Integral dishwasher, washer/drier and fridge/freezer.

BEDROOM:

Windows to front and side. Big enough for a super king bed and panelled wall.

BATHROOM:

Panelled bath with shower over, wash hand basin, WC and corner vanity cupboard.

OUTSIDE:

The front of the property overlooks Cashmere Drive itself with a communal area of lawn, borders and a pathway to a communal front door with modern entry buzzer system. The allocated parking space can be found within the car parking area to the rear of the property. Alongside the car parking area is a newly opened area of allotments with residents able to apply to rent an allotment via Andover Town Council. At the front of the block, a path also leads to both bin and bike storage to the side of the communal front door.

TENURE:

Leasehold with 119 years remaining. The service charge is £1100 p/a with an estate charge of £150 p/a.

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.

