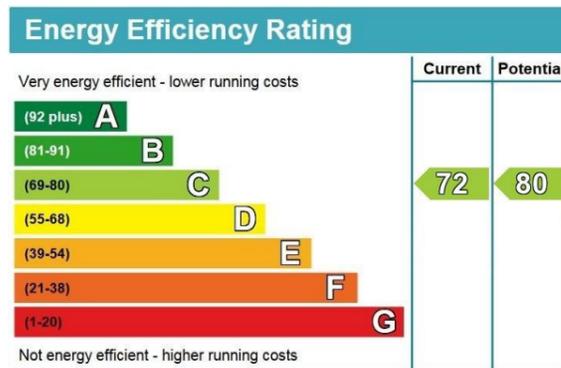
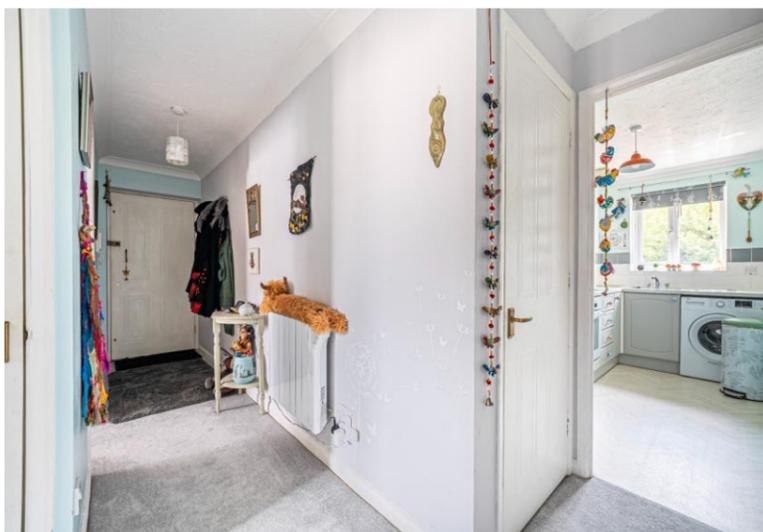


Garden Close, SP10
Approximate Gross Internal Area = 53.7 sq m / 579 sq ft



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.



Garden Close, Andover

Guide Price £156,800 Leasehold

- Hallway
- Kitchen
- Bathroom
- Communal Grounds
- Living/Dining Room
- 2 Bedrooms
- Parking Space
- Close to Town

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION:

Austin Hawk are delighted to present this well-maintained first-floor apartment, ideally situated in a highly sought-after location within easy walking distance of the town centre. The accommodation offers a spacious entrance hallway with two useful storage cupboards and loft access, leading to a generous living/dining room and a well-appointed kitchen. There are two well-proportioned bedrooms and a bathroom, all presented in good order by the current owner. Externally, the property benefits from an allocated parking space, additional visitor parking and well-kept communal grounds, making it an excellent opportunity for a range of buyers.

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.

ACCOMMODATION:

Door into main entrance lobby with stairs to first floor. Door to:

HALLWAY:

Airing cupboard with hot water tank, further storage cupboard, access via a ladder to a boarded loft and doors to:

LIVING/DINING ROOM:

Window to front.

KITCHEN:

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset electric hob with extractor over and oven below. Space and plumbing for washing machine and fridge/freezer.

BEDROOM 1:

Window to rear.

BEDROOM 2:

Window to rear.

BATHROOM:

Window to rear. Panelled bath with shower over, wash hand basin, WC and heated towel rail.

OUTSIDE:

There is one allocated parking space, further spaces for visitors and communal grounds.

TENURE:

Leasehold. The vendor has recently renewed the lease to 125 years. The service charge is £1000/ 6 months and the ground rent is £100 p/a.

SERVICES:

Mains water, drainage and electricity are connected. Heating via Electric heaters.

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.

