

**Weyhill Lodge, SP11**  
Approximate Gross Internal Area = 55.6 sq m / 599 sq ft



First Floor

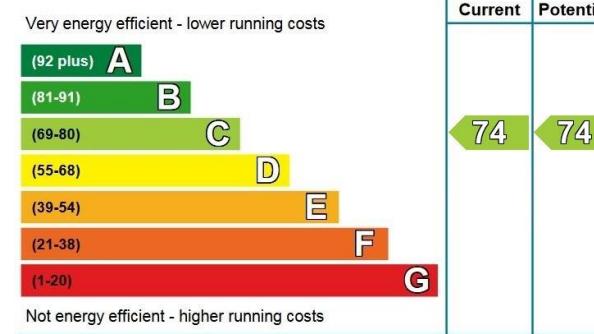
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Produced for Austin Hawk Ltd



**Energy Efficiency Rating**



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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ESTATE AGENTS



**Weyhill Lodge, Andover**

**Guide Price £175,000 Leasehold**

- **Village Location**
- **Living Room**
- **Bathroom**
- **Allocated Parking Spaces**

- **Kitchen**
- **Bedroom**
- **Original Features**
- **Communal Garden**

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## DESCRIPTION:

Offered to the market is this one-bedroom apartment, conveniently located close to local amenities. Set within an attractive period building, the property boasts character features including exposed beams, a fireplace, high ceilings and detailed cornicing. The well-maintained communal grounds provide ample parking for residents and visitors alike with two allocated spaces for residents. This is a wonderful opportunity to purchase or invest in a truly unique property.

## LOCATION:

Famous for the site of the ancient Weyhill Fair, the village of Weyhill is located just two and a half miles west of Andover with Lodge Drive itself just off Red Post Lane, on the south side of the village, opposite the most recent Fairground site and St Michaels and All Angels church. Village amenities include a petrol station with a shop, a separate farm shop, a garden centre with a food hall and a restaurant and a renowned Indian restaurant. The Weyhill Fairground Site is now home to a Craft Centre with a number of bespoke and artisan retailers, plus a café and a village hall. 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.

## OUTSIDE:

A private driveway leads from the highway through attractive communal gardens to a private parking area. Within the Lodge Drive complex is a communal lawn, bin storage and clothes drying area. A footpath leads from the parking area, direct to the front door of the property within a courtyard.

## ENTRANCE:

Intercom buzzer. Door into Hall leading to first floor stairs.

## HALLWAY:

Front door into hallway. Storage cupboard and doors to:

## KITCHEN:

Window to the rear. Eye and base level cupboards and drawers with work surface over. Inset one and a half stainless steel sink and drainer. Single with gas hob and extractor over with tiled splash back. Space and plumbing for washing machine and fridge freezer. Wall mounted combi boiler.

## BEDROOM ONE:

Window to the rear. Original fireplace with mantle and hearth.

## LIVING ROOM:

Windows to the front and side. Exposed beams and an original fire with mantle and hearth.

## BATHROOM:

Panelled bath with shower over, pedestal wash hand basin and WC.

## TENURE:

Leasehold. The estate charges payable for 6 months are approx. £1,787.20. Lease length was 125 years from 31 December 1994. Lease Term remains 94 years.

## 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.

