

**Picket Twenty Way, SP11**  
 Approximate Gross Internal Area = 58.3 sq m / 628 sq ft  
 Approximate Garage Internal Area = 17.4 sq m / 188 sq ft  
 Approximate Total Internal Area = 75.7 sq m / 816 sq ft



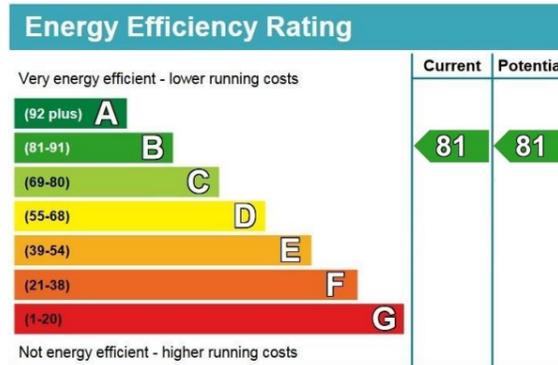
First Floor

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



**Picket Twenty Way, Andover**

**Guide Price £210,000 Leasehold**



- No Onward Chain
- Living/Dining Room
- 2 Bedrooms
- Garage & Parking
- Hallway
- Kitchen
- Bathroom
- Shared Garden

**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.

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

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

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**DESCRIPTION:**

Offered for sale with no onward chain, this first floor apartment is located on the popular Picket Twenty development close to local amenities and countryside walks. The well presented accommodation comprises hallway with storage cupboard, a double aspect living/dining room, a kitchen, two bedrooms and a bathroom. Outside there is a shared garden with a store, a garage and parking space.

**LOCATION:**

The Picket Twenty development borders Harewood Forest with access to public footpaths literally on the doorstep. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Egg Day Nursery, a community hall, a Co-Op store and the Urban Park and sports pitches. Andover itself 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:**

Intercom system with door into communal hallway with stairs to first floor and front door into:

**HALLWAY:**

Storage cupboard and doors to:

**LIVING/DINING ROOM:**

Double aspect with storage cupboard 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. Integral washer/drier, space for fridge/freezer and cupboard with wall mounted boiler.

**BEDROOM 1:**

Window to front. Good sized bedroom with a fitted wardrobe cupboard.

**BEDROOM 2:**

Window to front.

**BATHROOM:**

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

**OUTSIDE:**

There is a shared garden to the rear with a generous patio area, area of lawn and a communal store. There is a **GARAGE** located to the rear with a parking space to the front.

**TENURE:**

Leasehold. The ground rent is £300 p/a (increases to £450 in 2031 and by £150 every 10 years thereafter), the service charge is aprox. £900 p/a and the block is managed by a Right To Manage company and the estate charge is aprox. £250 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.

