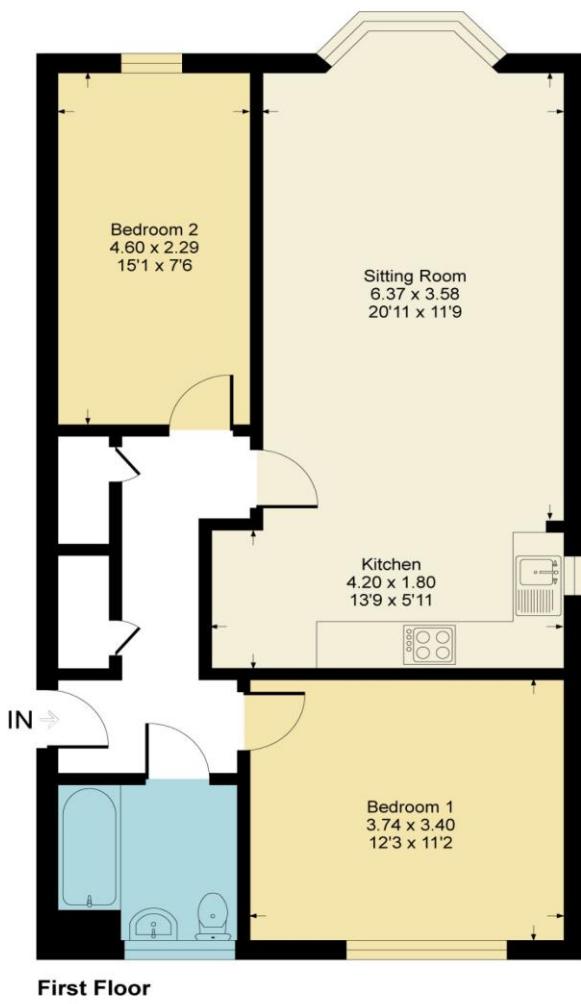
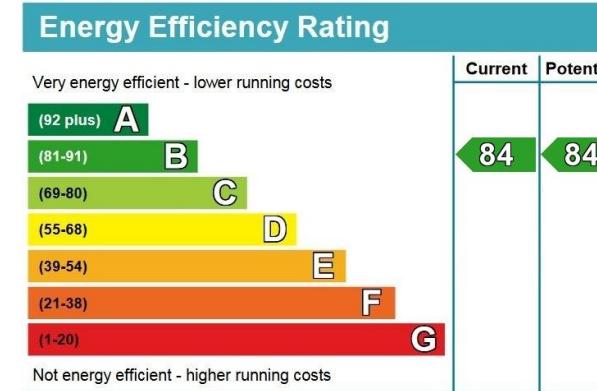


Lee Valley Close, SP11
Approximate Gross Internal Area = 69.3 sq m / 745 sq ft



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.



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.

AH
austinhawk
ESTATE AGENTS



Lee Valley Close, Andover

Guide Price £165,000 Leasehold

- **Hallway**
- **Sitting/Dining Room**
- **2 Bedrooms**
- **Bathroom**
- **Allocated Parking**

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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:

*** Offered to the market as an 80% discount market unit, for 100% ownership***

Austin Hawk are delighted to offer this two bedroom first floor apartment built in 2015 and situated on the popular Chariots development within walking distance to a range of amenities. The well presented accommodation comprises hallway, cloaks cupboards, bathroom, two double bedrooms and an open plan kitchen/dining/living room. Outside the property offers two allocated parking spaces.

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 line 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 ENTRANCE FOYER with stairs to all floors. Front door into:

HALLWAY:

Two large cloaks cupboards and doors to:

SITTING/DINING ROOM:

Bay window to front and space for table and chairs. Open access to:

KITCHEN:

Side aspect. Contemporary range of eye and base level cupboards and drawers with worksurface over and inset stainless steel sink and drainer. Inset gas hob with extractor over and oven beneath. Space and plumbing for slimline dishwasher, space and plumbing for washing machine and space for fridge/freezer. Open access to:

BEDROOM 1:

Rear aspect.

BEDROOM 2:

Front aspect.

BATHROOM:

Rear aspect and tiled floor. Low level WC, wash hand basin and panelled bath with shower over. Extractor fan.

OUTSIDE:

Outside the property offers two allocated parking spaces and access to bicycle storage.

TENURE:

Leasehold with 115 years remaining.

SERVICES:

Service charge £1164 per annum. Ground rent is £250.00 per annum. Estate fee £250 per annum.

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.

