



44 Brocade Road, Andover, SP11 6SW
Asking Price £215,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

This stylish and well-presented apartment offers contemporary living within a modern, purpose-built development, ideal for first-time buyers, professionals, or investors alike.

The accommodation is centred around a bright and spacious open-plan kitchen, dining, and sitting area, creating a sociable and versatile living space that works perfectly for both everyday life and entertaining. Doors open out to a private balcony, providing an excellent spot to enjoy some outdoor space.

The property offers two well-proportioned bedrooms, including a generous main bedroom, along with a modern family bathroom finished to a clean, contemporary standard. The layout is thoughtfully designed to maximise space and natural light throughout.

Externally, the apartment is set within well-maintained communal grounds and benefits from allocated parking. Positioned in a convenient location with easy access to local amenities and transport links, this home offers a fantastic opportunity to enjoy modern apartment living in a popular residential setting.



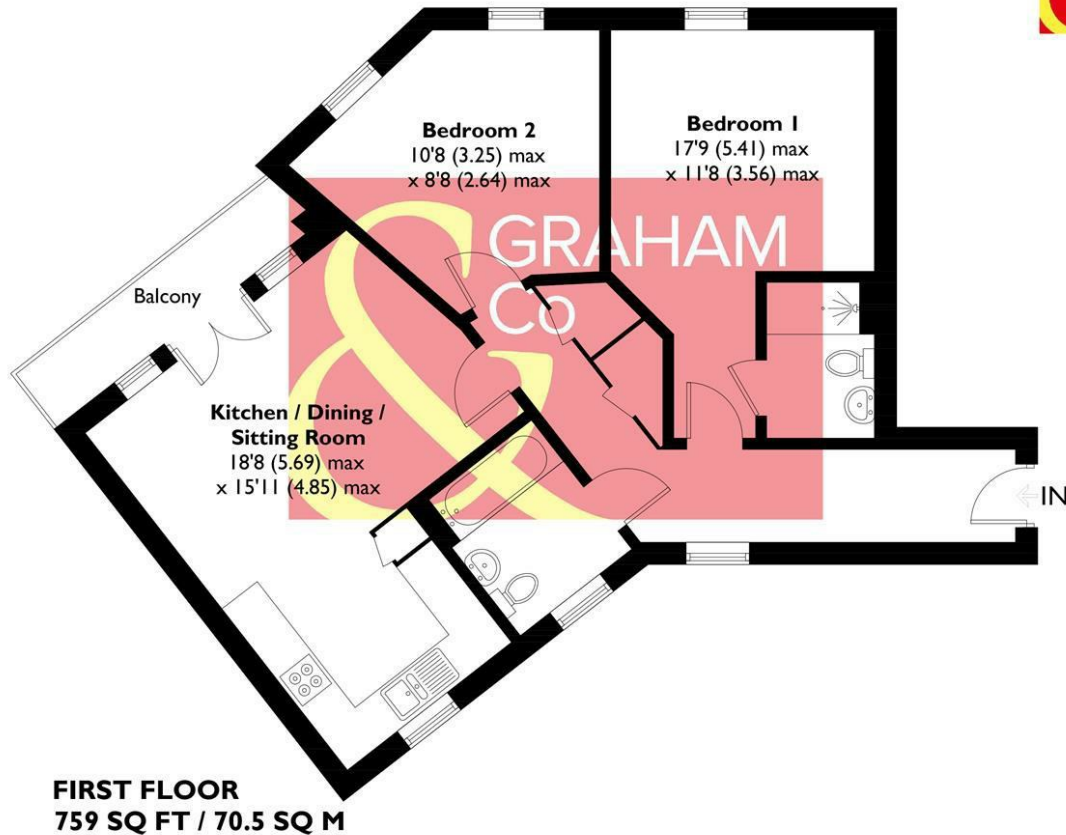


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing point of two important Roman roads: the Portway from Winchester to Marlborough, and the Icknield Way, which runs past Augusta Park on its way between Salisbury and Silchester. The actual site of the crossroads is very close to the development, but excavations in 1970, while revealing many Roman remains, failed to find the exact location. Now the area is a growing and welcoming community with a community centre, sports pavilion and the Endeavour Primary School already open, together with planned shops and village 'local area'. You will feel you belong from the start in a home tailored to modern living set amongst acres of beautifully landscaped open spaces, parks and play areas. Not wanting to travel too far for groceries? Then the brand new Co-op opened in April 2018 is on the doorstep located in East Anton Farm Road, along with the recently opened pizza takeaway for those not wanting to cook. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.





APPROXIMATE GROSS INTERNAL AREA = 759 SQ FT / 70.5 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID 1276840)

Produced for Graham & Co

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B	85	85
(69-80) C		
(55-68) D		
(43-54) E		
(29-42) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: B



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

