



7 Vicarage Court The Avenue, Andover, SP10 3EW
Guide Price £225,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a top floor luxury apartment within a small complex, situated on the Avenue and just a short walk from the train station making it ideal for a commuter. The accommodation comprises an entrance hall, large lounge diner, fitted kitchen, master bedroom with an ensuite, second bedroom and a three piece suite bathroom. outside features beautiful communal gardens as well as allocated and visitors parking.





Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boasts a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.



Vicarage Court, SP10

Approximate Gross Internal Area = 69.6 sq m / 749 sq ft

 = Reduced headroom below 1.5m / 5'0



Second Floor

PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1207316)

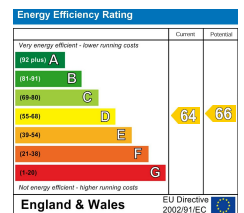
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.