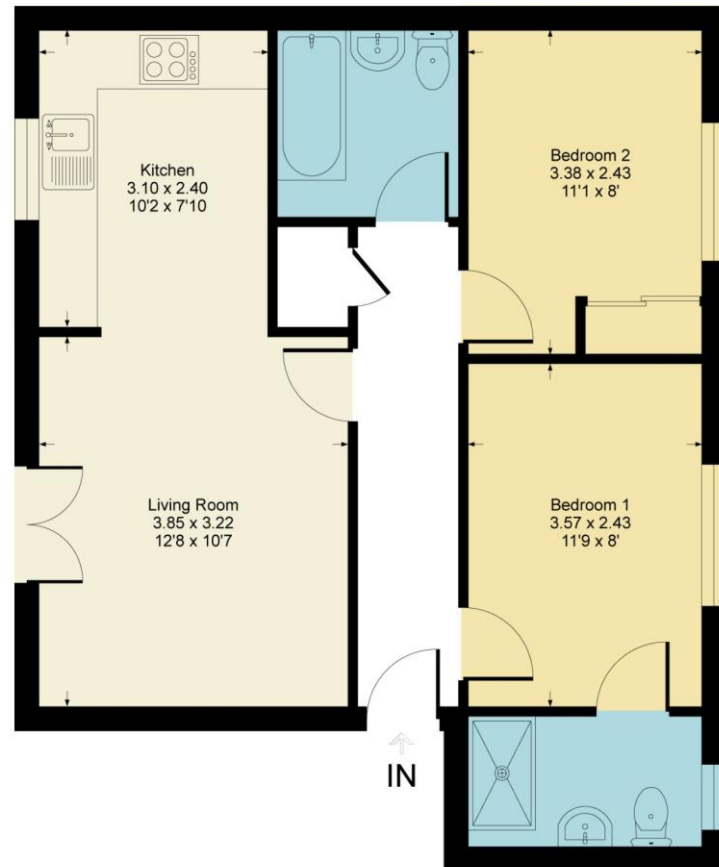


Symons Close, SP9
Approximate Gross Internal Area = 52.4 sq m / 563 sq ft



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. Produced for Austin Hawk Ltd



Symons Close, Tidworth

Guide Price £182,500 Leasehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

- Hallway
- Kitchen
- Ensuite Shower Room
- Bathroom
- Bike & Bin Store

- Living/Dining Room
- Master Bedroom
- Bedroom 2
- 2 Parking Spaces
- Far Reaching Views

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

Constructed in 2020 and offered for sale with the remainder of a 10 year NHBC, this first floor apartment is located on the edge of Tidworth enjoying far reaching views over countryside. The well presented accommodation comprises hallway with storage cupboard, a living/dining room with a Juliet balcony and open access into a kitchen, a master bedroom with ensuite shower room, a second double bedroom and a modern bathroom. Outside there are two allocated parking spaces and a bike store.

LOCATION:

Tidworth is approximately 10 miles west of Andover, 12 miles south of Marlborough, 24 miles south of Swindon, 15 miles north by north-east of Salisbury and 6 miles east of Amesbury. Tidworth is very well stocked with local facilities, which include two supermarkets, two veterinary surgeries, various eateries, a dental practice, one infant school, three primary schools, leisure/fitness centre & swimming pool. It also has Tidworth Polo Club, which is the second largest in the country and frequently plays host to royals. The Wellington Academy can be found in nearby Ludgershall whilst primary and nursery schools can be found in both Tidworth and Ludgershall.

ACCOMMODATION:

Front door into:

HALLWAY:

Storage cupboard and doors to:

LIVING/DINING ROOM:

French doors with Juliet balcony and far reaching views. Open access to:

KITCHEN:

Window to side with far reaching views. 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. Space and plumbing for washing machine and dishwasher and space for fridge/freezer.

MASTER BEDROOM:

Window to side and door to:

ENSUITE SHOWER ROOM:

Window to side. Shower cubicle, wash hand basin and WC.

BEDROOM 2:

Window to side and double fitted wardrobe cupboard.

BATHROOM:

Panelled bath, wash hand basin and WC.

OUTSIDE:

There are two allocated parking spaces, a bike and bin store. The apartment building enjoys an open outlook over land which cannot be built on.

TENURE:

Leasehold with 999 year lease dated 2020. The ground rent is £150 p/a and there is currently no service charge.

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.

