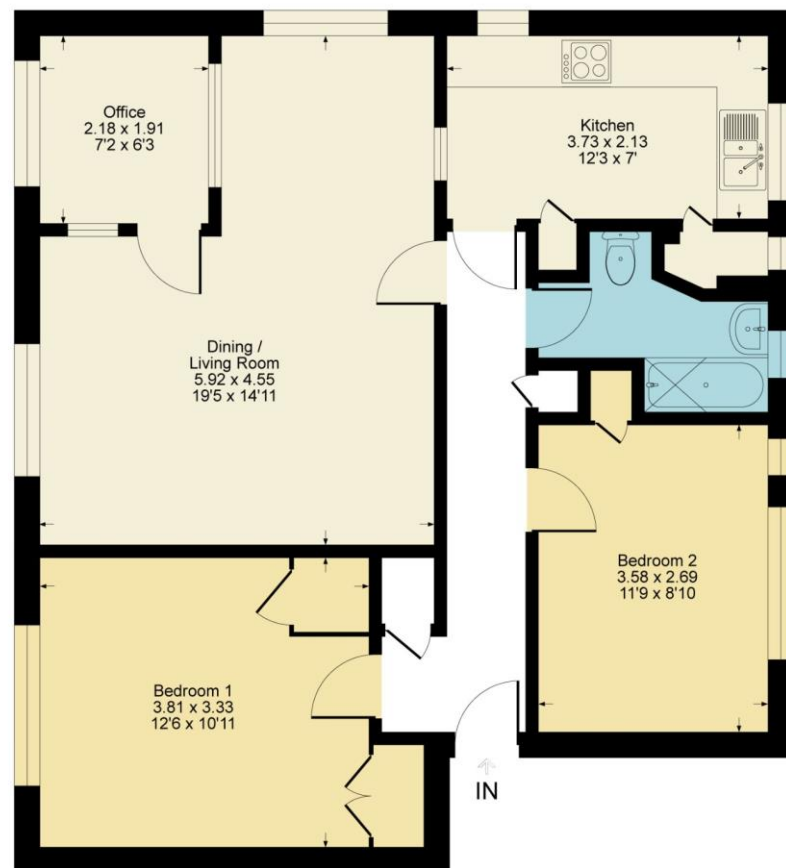


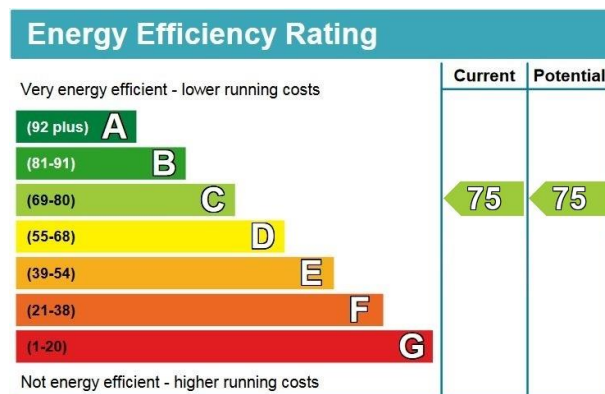


**Highlands Road, SP10**  
Approximate Gross Internal Area = 74.8 sq m / 805 sq ft



**Second 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



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.



**Highlands Road, Andover**

**Guide Price £147,000 Leasehold**

- **No Onward Chain**
- **Living/Dining Room with Office**
- **Two Double Bedrooms**
- **Basement Storeroom**
- **Proximity to Schools**

- **Communal Entrance & Hallway**
- **Kitchen**
- **Bathroom**
- **Communal Parking & Gardens**
- **Close to Amenities & Open Countryside**

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**DESCRIPTION:** Available to the market with No Onward Chain, this two-double-bedroomed flat could be the perfect first time buy. The property benefits from an excellent location, close to schools catering for all age groups, Andover's town centre facilities and open countryside as well as far-reaching views across Andover. The accommodation comprises a communal entrance with access to the property on the first floor, a hallway, a good-sized dual-aspect living/dining room with a built-in office, a kitchen, two double bedrooms and a bathroom. The property has its own basement storeroom, whilst outside, there is a communal parking area and communal gardens.

**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 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. Highlands Road can be found off London Road, linking with Shepherds Row on the south-eastern side of Andover, with the property occupying a plot on the most elevated part of Highlands Road. The location offers good access to the town centre, local schools catering for all age groups, along with the nearby historic Ladies Walk giving footpath access to open countryside, Harewood Forest and the Test Valley villages of Wherwell and Chilbolton.

**OUTSIDE:** The property frontage includes the communal parking area and an area of lawn. A path leads to the communal front door with buzzer entry system into an entrance lobby with stairs to all floors and stairs down to the lockable storerooms. A communal door at the rear leads to the communal garden area to the rear of the block, which includes communal washing lines and mature flower and shrub borders enclosed by brick walls.

**HALLWAY:** Door to a built-in storage cupboard and a separate low-level door to an additional built-in storage cupboard. Eye-level cupboard housing a consumer unit and electric meter. Radiator. Doors to:

**LIVING/DINING ROOM:** Dual aspect living room with windows to the rear and the side taking in far-reaching views to the north across Andover. Internally glazed to the kitchen. Radiators. Part-glazed sliding door accesses a separate, potential office room with its own external window to the rear.

**KITCHEN:** Dual-aspect kitchen with windows to one side and the front. A range of eye and base level cupboards and drawers with decorative tiled splashbacks. Inset one and a half bowl stainless steel sink and drainer, inset gas hob with extractor over and an oven/grill below. Undercounter fridge and freezer, freestanding washing machine. Wall-mounted gas boiler. Recessed, shelved storage area and doorway to a walk-in pantry with a window to the front with shelving.

**BEDROOM ONE:** Double bedroom with a window to the rear. Door to a built-in storage cupboard and double doors to a built-in wardrobe cupboard. Radiator.

**BEDROOM TWO:** Double bedroom with windows to the front. Door to a built-in wardrobe cupboard. Radiator.

**BATHROOM:** Window to the front. Fully tiled bath enclosure; panelled bath with an electric shower over, low-level WC, hand wash basin and a radiator.

**COMMUNAL GARDEN AREA:** Located at the rear of the block and laid to lawn with a number of communal washing lines. Enclosed by brick walling with mature flower and shrub borders.

**TENURE & SERVICES:** Leasehold with 87 years remaining on the lease. Combined Annual Ground Rent and Service Fee via Aster varies between £500-£1000 annually depending on works required.

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.

