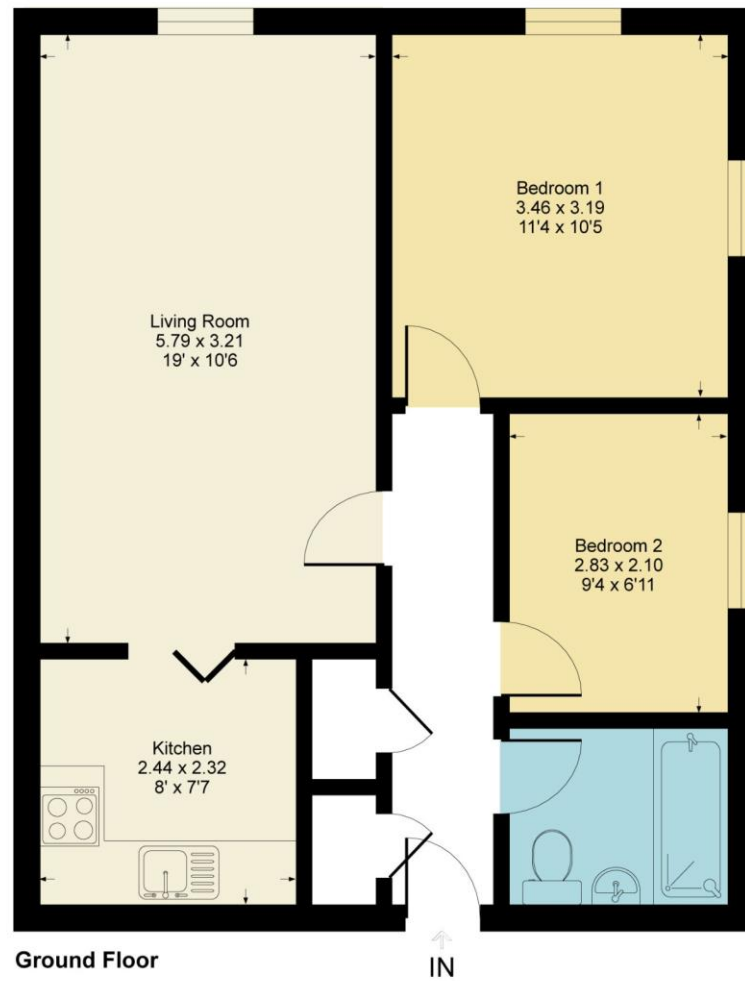
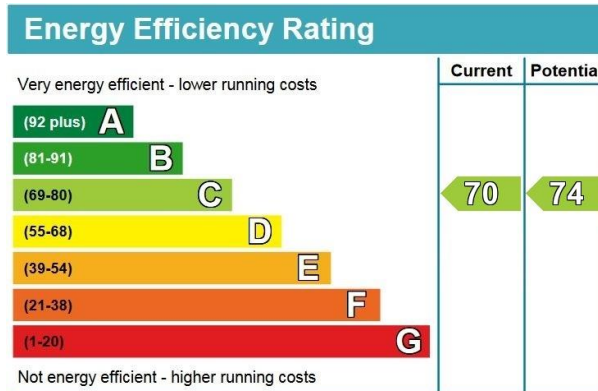


**Garden Close, SP10**  
Approximate Gross Internal Area = 54.2 sq m / 584 sq ft



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



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.



**Garden Close, Andover**

**Starting Bid £80,000 Leasehold**

- No Onward Chain
- Hallway
- Kitchen
- Bathroom
- Close to Amenities
- Communal Entrance
- Living Room
- Two Bedrooms
- Allocated Parking
- Proximity to Open Countryside

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**DESCRIPTION:**

Being sold via Secure Online Bidding. Terms and Conditions Apply. Starting Bid £90,000. Available to the property market with No Onward Chain, this two-bedroomed, ground floor flat would make the perfect first purchase. The property benefits from an excellent location close to both Andover's town centre amenities, schools catering for all age groups and open countryside which is never far away in any direction. The property offers scope for decorative updating and comprises a hallway, a good-sized living room, a kitchen, two bedrooms and a bathroom. Outside, there are communal lawned gardens and an allocated parking space, plus numerous visitor parking options.

**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. Garden Close is located within Walled Meadow, which was once Andover Football Club's home ground and can be found off London Road. The property is a short distance from town centre amenities, primary and secondary schools as well as the historic Ladies Walk giving footpath access to open countryside and Harewood Forest beyond.

**ACCOMMODATION:**

Garden Close is a quiet cul-de-sac with both the allocated and visitor parking located to the front of the accommodation. A paved path leads from the parking area through a communal lawn to the communal front door, which has a buzzer entry system. Stairs lead to all floors with the property located on the ground floor.

**HALLWAY:**

Buzzer intercom. Door to a built-in airing cupboard housing a hot water cylinder. Door to a built-in storage cupboard. Wall-mounted electric storage heater. Doors to:

**LIVING ROOM:**

Good-sized living room with a window to the front. Feature fireplace with a decorative tiled hearth and surround. Wall-mounted electric storage heater. Door to:

**KITCHEN:**

A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer, inset electric hob with an extractor over and an oven/grill below. Space for an undercounter fridge and space and plumbing for a washing machine.

**BEDROOM ONE:**

Good-sized dual-aspect double bedroom with windows to the front and to one side. Wall-mounted electric storage heater.

**BEDROOM TWO:**

Good-sized single bedroom with a window to the side. Wall-mounted manual electric heater.

**BATHROOM:**

Enclosed with fully tiled walls. Panelled bath with an electric shower over. Concealed cistern WC, vanity hand wash basin with cupboard storage below. Wall-mounted electric fan heater.

**TENURE:**

Leasehold with 64 years remaining on the lease. Annual management fee of £1200, payable in monthly instalments of £200. Annual ground rent of £100 paid in six-monthly instalments of £50.

**SERVICES:**

Mains drainage, water and electricity are connected. Heating via electric storage heaters. Economy 7 tariff connected.

Access the Secure Online Bidding process via [austinhawk.pattinson.co.uk](http://austinhawk.pattinson.co.uk)

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.

