

Kings Chase, SP10
Approximate Gross Internal Area = 51 sq m / 550 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



Kings Chase, Andover

Guide Price £170,000 Leasehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

- Modern Two Bedroomed Flat
- Hallway
- Kitchen
- Bathroom
- Close to Numerous Amenities

- Excellent Location
- Living/Dining Room
- Two Double Bedrooms
- Allocated & Visitor Parking
- Proximity to Schools

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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Immaculately presented throughout, this modern, two-double bed roomed, mid-floor flat benefits from an excellent location with proximity to numerous local amenities, schools and particularly Andover's mainline railway station. The property features a very healthy lease term, a quiet location along with allocated parking, whilst the accommodation itself comprises a modern entry buzzer system, a hallway, with built-in storage options, a kitchen, a good-sized, open-plan living/dining room, two double bedrooms and a modern bathroom. Outside, the property has an outlook to the front over open green space with the allocated parking to the rear along with ample visitor parking options nearby.

A path leads to the modern communal entrance from Kings Chase itself with the allocated parking located to the rear of the building with ample visitor parking options available nearby. Stairs lead to all floors from the communal entrance with the property located on the first floor. The front door to the flat leads into a central hallway with a built-in cloaks' storage cupboard and doors to all other rooms. The living/dining room is of a good size, a light and airy space with a front aspect, a bay window overlooking the green space to the front of the building. The kitchen has a window to the rear and includes eye and base level cupboards and drawers, a stainless-steel sink and drainer, inset gas hob with an oven/grill below, space and plumbing for a washing machine and space for a fridge freezer. The larger of the two double bedrooms has a dual aspect, with windows to both the front and one side, whilst the second bedroom, a smaller double, has a rear aspect and includes a built-in airing cupboard. A modern, contemporary bathroom also has a rear aspect and includes a panelled bath with a shower over, WC, hand wash basin and a radiator.

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 is exactly half a mile away and 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. Kings Chase can be found off Weyhill Road via Colebrook Way, just west of its junction with Millway Road with nearby local amenities including convenience stores, the nearest of which has a post office, various fast food outlets, public houses, a supermarket, petrol stations, a country store and a renowned bakery, fruit and vegetable retailer and fish and chip shop. Andover's hospital is just over half a mile away, as are dental and GP practices, plus Charlton village, which has further local amenities, including an extensive leisure park. Andover's town centre is just under a mile from the property with other nearby local amenities, including Rooksbury Mill Lakes Nature Reserve, and the outlying villages of Upper Clatford and Goodworth Clatford also a short distance away. The Test Valley lies just beyond the Clatfords', which includes nearby Stockbridge, which offers an abundance of independent specialist shops, tearooms, pubs and restaurants, many of which serve local produce.

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.

