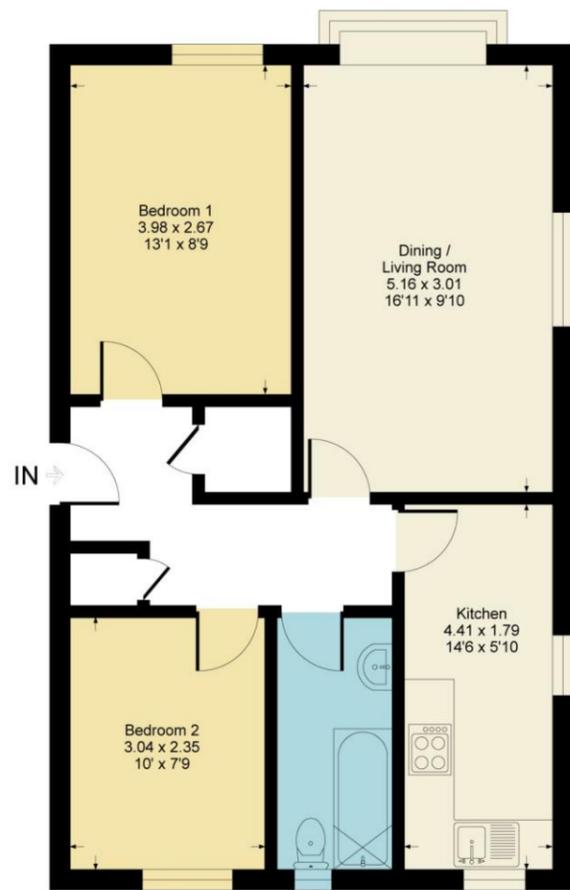


Charlton Road, SP10
Approximate Gross Internal Area = 57.4 sq m / 618 sq ft



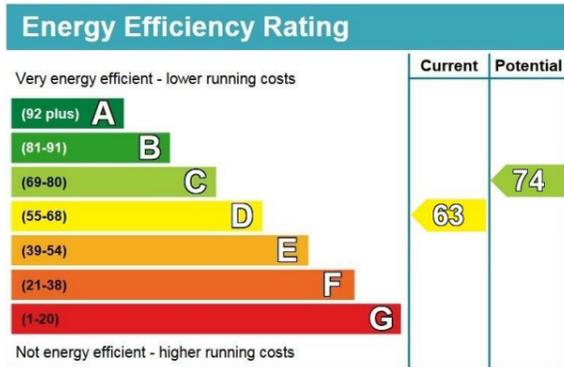
Ground Floor

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



The Laurels, Andover

Guide Price £175,000 Leasehold



- Hallway
- Kitchen
- Bathroom
- Communal Gardens

- Living/Dining Room
- 2 Double Bedrooms
- Parking Space
- No Onward Chain

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.



DESCRIPTION:

Offered for sale with no onward chain, this ground floor flat is located close to the railway station, the hospital and local shops. The accommodation comprises hallway with a cloaks cupboard, a living/dining room, kitchen, two double bedrooms and a bathroom. Outside there is an allocated parking space 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.

ACCOMMODATION:

Front door with entry buzzer system into **ENTRANCE LOBBY** with door to:

HALLWAY:

Cloaks cupboard, airing cupboard with hot water tank and shelving. Doors to:

LIVING/DINING ROOM:

Box bay window to rear and window to side.

KITCHEN:

Windows to front and side. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset ceramic hob with oven below. Space and plumbing for washing machine and space for fridge/freezer.

BEDROOM 1:

Window to rear.

BEDROOM 2:

Window to front.

BATHROOM:

Window to front. Panelled bath with electric shower over, wash hand basin, WC and electric heated towel rail.

OUTSIDE:

Allocated parking space to the front and visitor parking at the side. Communal gardens wrap around the building with lawn, trees and mature hedging.

TENURE:

Leasehold with 89 years remaining. The annual maintenance/service charge is approximately £2000 p/a payable to Belgarum Property Management Ltd, Winchester.

SERVICES:

Mains water, drainage and electricity are connected. The heating is via a mixture of night storage heaters and electric panel heaters.

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.

