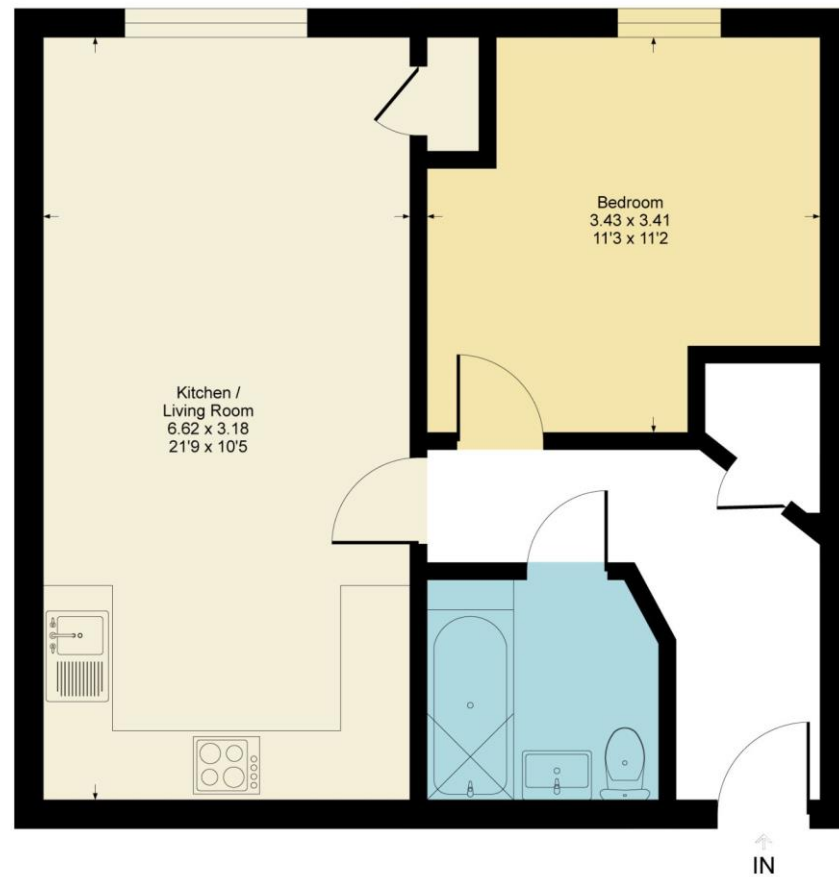


Lee Valley Close, SP11
 Approximate Gross Internal Area = 44.5 sq m / 480 sq ft



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



Lee Valley Close. Andover

Guide Price £150,000 Leasehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

- Hallway
- Sitting room
- Bathroom
- Communal bike storage

- Kitchen
- Bedroom
- Allocated parking
- 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.

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Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION:

*** LOW COST HOME WITH DISCOUNTED MARKET SALE PRICE AT 80% VALUE. PLEASE CONTACT AUSTIN HAWK FOR FURTHER DETAILS ** Austin Hawk are delighted to offer this ground floor apartment situated on The Chariots in Augusta Park. The accommodation comprises a hallway, sitting room/kitchen, one bedroom and a bathroom. Outside is an allocated parking space and a communal bike storage shed.

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 line to London's Waterloo in just under an hour, whilst the nearby A303 offers good road access to both London and the West Country. Augusta Park has a community hall, sports pavilion, Endeavor Primary school, children's playgrounds, walks, a Co-Op store and take-away food outlets.

ACCOMMODATION:

Communal entrance with one other apartment. Entry phone system. Front door into:

HALLWAY:

Large storage cupboard housing electricity consumer unit and Wi-Fi hub. Doors to:

KITCHEN:

Range of eye and base level cupboards and drawers with worktops above. Inset stainless steel sink with drainer. Integral fridge/freezer, washer/dryer and dishwasher. Inset gas hob with extractor and stainless steel splashback with single oven below.

SITTING ROOM:

Rear aspect. Storage cupboard housing Ideal Logic gas combi boiler.

BEDROOM ONE:

Rear aspect. Spacious double bedroom with large free standing mirrored wardrobe to remain if required.

BATHROOM:

Part tiled walls. Panelled bath with shower over with glass shower screen, low-level WC and pedestal wash hand basin. Fixed mirrored cabinet.

OUTSIDE:

Allocated parking space and communal bike storage shed.

TENURE & SERVICES:

Leasehold. Mains water; drainage, electricity and gas are connected. Gas-fired 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.

