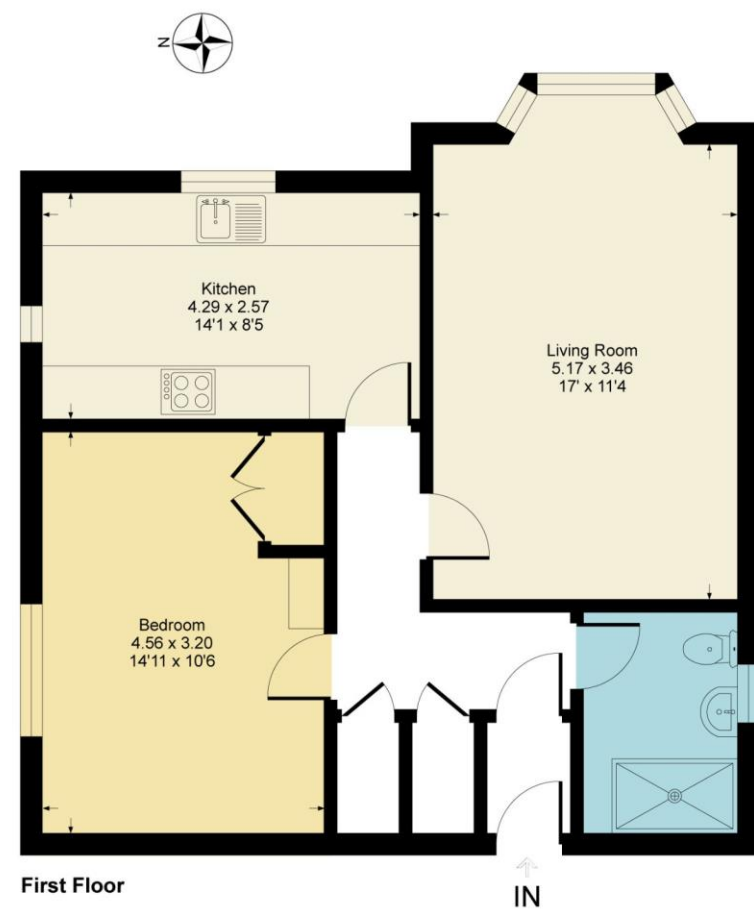
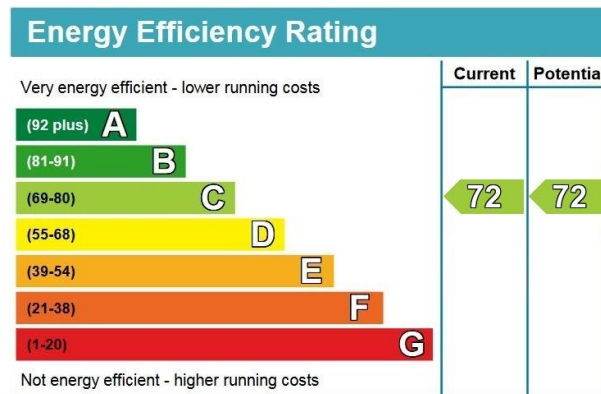


Ashlawn Gardens, SP10
Approximate Gross Internal Area = 60.3 sq m / 650 sq ft



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.



Ashlawn Gardens, Andover

Guide Price £125,000 Leasehold

- No Onward Chain
- Good-Sized Living Room
- Double Bedroom
- Communal Gardens & Parking
- On-Site Social Activities
- Hallway with Built-In Storage
- Spacious Kitchen
- Shower Room
- Warden Assistance
- Close to Amenties

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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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Available to the property market with No Onward Chain, this first-floor retirement flat is available to those over 60 years of age and able to live independently with the reassurance of warden assistance along with various on-site social activities. Deceptively spacious, the property benefits from an excellent location close to numerous amenities, Andover's town centre and open countryside. Well-presented throughout, the accommodation comprises a communal entrance with stairs to all floors, a front door opening into an entrance lobby, a hallway with both a built-in storage cupboard alongside a built-in airing cupboard, a good-sized living room, a spacious dual-aspect kitchen, a double bedroom and a shower room. Outside, there are various parking options within the Ashlawn Gardens complex along with communal gardens.

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. Ashlawn Gardens is a tranquil cul-de-sac, located on Winchester Road, on the southern side of Andover and gives good access not only to the town centre but also open countryside with Rooksbury Mill Nature Reserve and the outlying Clatford villages a short distance away. Andover Golf Club can be found on Winchester Road, just a few meters from the property, with the Hampshire Golf Club a short distance further on as Winchester Road heads towards Wherwell, Chilbolton, Stockbridge and the Test Valley.

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.

