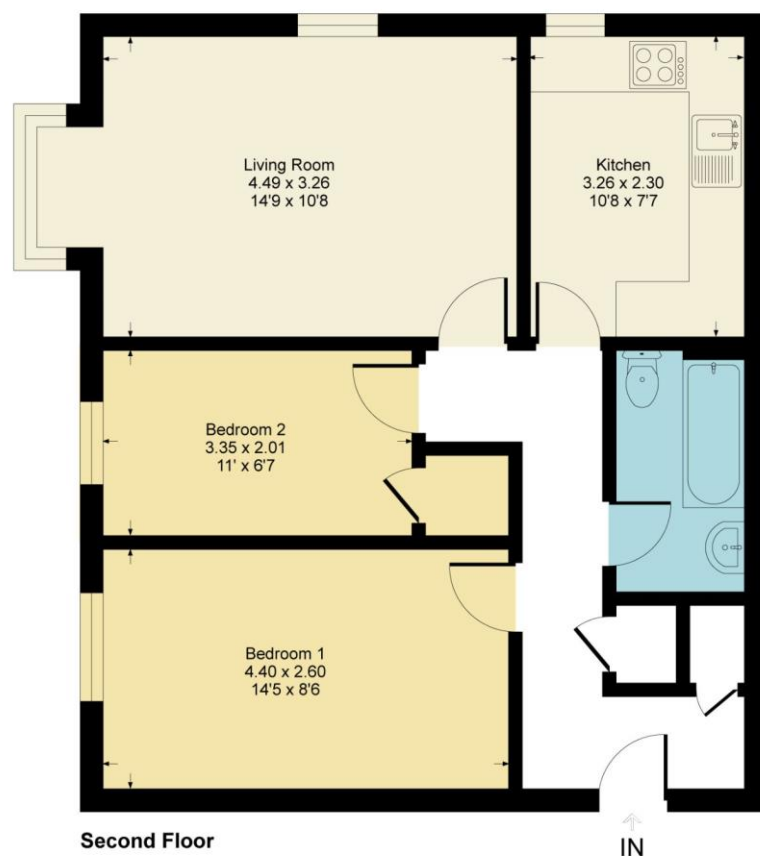
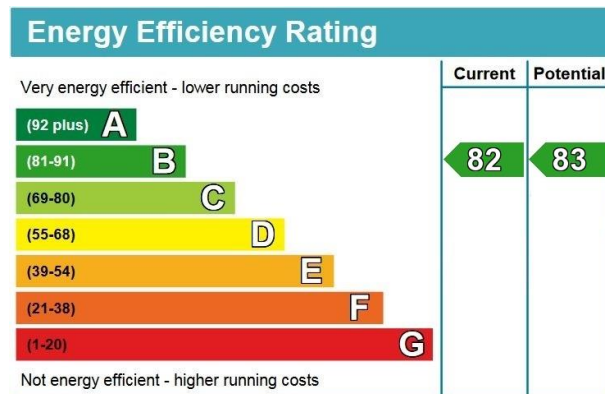


Andover Road, SP11
Approximate Gross Internal Area = 57.7 sq m / 622 sq ft



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.



Andover Road, Ludgershall

Guide Price £140,000 Leasehold

- **Spacious Mid-Floor Flat**
- **Good-Sized Living Room**
- **Two Double Bedrooms**
- **Two Allocated Parking Spaces**
- **Entrance Hallway**
- **Kitchen**
- **Bathroom**
- **Close to Schools & Amenities**

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DESCRIPTION: Deceptively spacious, this mid-floor, two-double-bedroomed flat benefits from a location close to local amenities and schools catering for all age groups. In addition to its excellent location, the property comes with two allocated parking spaces. The accommodation itself comprises, via a communal entrance, its own entrance hallway with built-in storage options, a good-sized living room, a kitchen, two double bedrooms and a bathroom. Outside, as well as the allocated parking, there are communal garden areas to both the front and the rear.

LOCATION: The town of Ludgershall offers a range of amenities, including supermarkets, a post office, newsagents, a butcher, various fast food outlets and restaurants, a church, public houses, a GP practice and pharmacy, schools catering for all age groups, plus Ludgershall Castle, which dates back to the 11th Century. Nearby Andover offers a range of shopping, educational and recreational facilities, including a cinema, theatre, leisure centre and college of further education. The city of Salisbury and the market town of Marlborough are also nearby, along with the A303, which provides access to both London and the West Country. Willowbank is located centrally within the town, off Andover Road.

OUTSIDE: A communal driveway to one side of the building leads to the allocated parking spaces which are arranged to the rear and to the side. Lawned, communal gardens are located to the front and the rear of the building. Communal entrances are located to the side of the building with a buzzer entry system and stairs to all floors.

ENTRANCE HALLWAY: Cloaks storage space. Door to a built-in shelved storage cupboard and door to a built-in airing cupboard housing a hot water cylinder. Buzzer intercom, consumer unit and electric meter. Doors to:

LIVING ROOM: Good-sized, dual-aspect living room with a box-bay window to the front and a window to the side.

KITCHEN: Window to the side. 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. Freestanding washing machine, fridge freezer and a countertop dishwasher.

BEDROOM ONE: Good-sized double bedroom with a window to the front.

BEDROOM TWO: Small double bedroom with a window to the front. Door to a built-in wardrobe cupboard.

BATHROOM: Panelled bath, close-coupled WC, pedestal hand wash basin and a heated towel rail.

TENURE: Leasehold with 89 years remaining on the lease. Combined annual ground rent and management fee of £600 per annum (payable in monthly instalments of £50).

SERVICES: Mains drainage, water and electricity are connected.

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.

