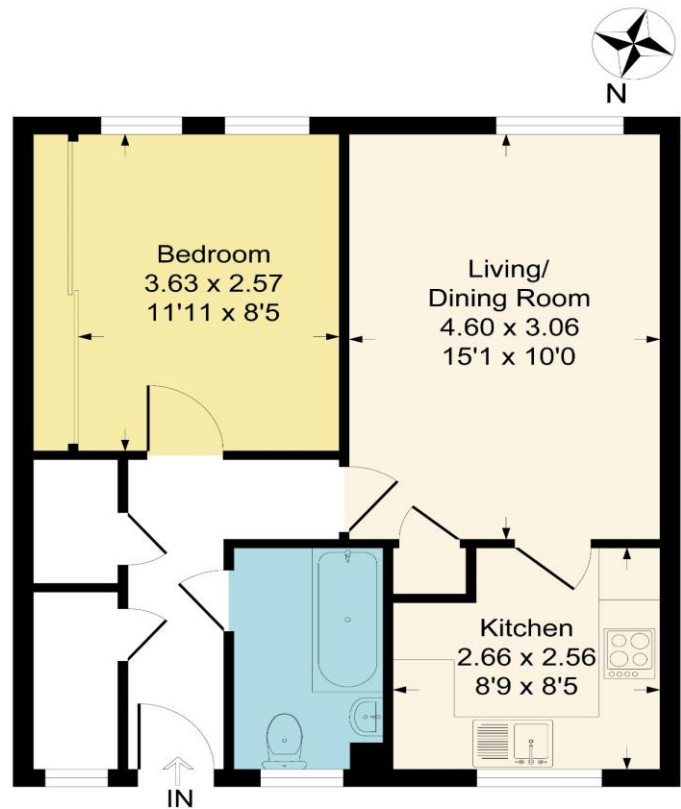


12 Rack Close, Andover, SP10 1HB  
 Approximate Gross Internal Floor Area = 43.5 sq m / 468 sq ft

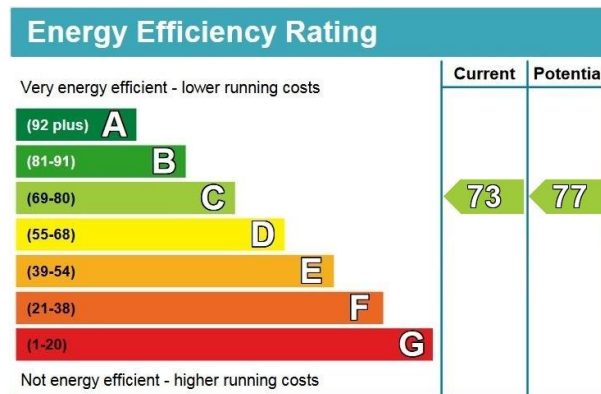


This floor is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, window and rooms is 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.



**Rack Close, Andover**

**Guide Price £120,000 Leasehold**



- Ground Floor
- Living Room
- Bedroom
- Permit Parking
- Hallway
- Kitchen
- Bathroom
- Town Centre Location

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

A ground floor flat located very close to the town centre which, would make an ideal first time buy or buy to let opportunity. The accommodation comprises hallway, with two large storage cupboards, sitting room, kitchen, bedroom and bathroom. Outside there is a generous car parking area (permits available free of charge) and a bin store.

**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 over an hour whilst the nearby A303 offers good road access to both London and the West Country.

**ACCOMMODATION:**

Front door into:

**HALLWAY:**

Walk-in store with window to front and light. Further storage cupboard and doors to:

**SITTING ROOM:**

Window to rear with window overlooking trees. Storage cupboard and access to:

**KITCHEN:**

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset ceramic sink with drainer. Inset ceramic hob with extractor over, integral eye level double oven, space for washing machine and space for fridge/freezer. Wall mounted combi boiler.

**BEDROOM:**

Windows to rear. Generous fitted wardrobes cupboards with sliding mirrored doors.

**BATHROOM:**

Window to front. Panelled bath with shower over, wash hand basin and WC. Fully tiled

**OUTSIDE:**

Car parking area which is available with a permit (free of charge) for residents. There is also a bin store and areas of grass with trees.

**TENURE:**

Leasehold with 84 years remaining. The service charge is currently £600 p/a.

**SERVICES:**

Mains water, drainage, gas and electricity are connected. Gas 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.

