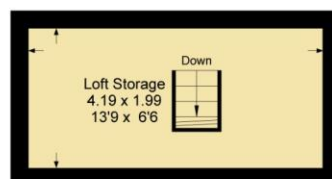
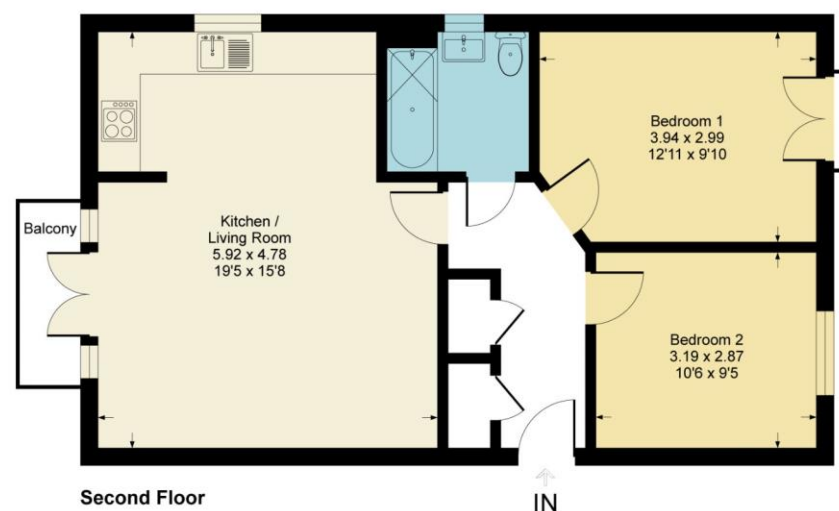


**Halter Way, SP11**  
Approximate Gross Internal Area = 68.8 sq m / 741 sq ft

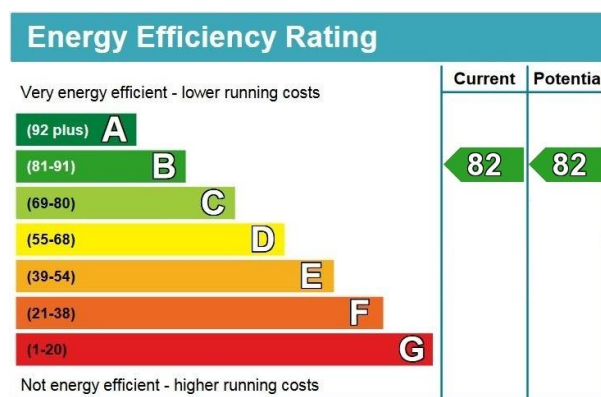


Third Floor



Second 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



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.



**Halter Way, Andover**

**Guide Price £185,000 Freehold**

- **Top Floor**
- **Kitchen**
- **Balcony**
- **Bathroom**
- **Freehold**

- **Hallway**
- **Sitting/Dining Area**
- **2 Bedrooms**
- **2 Parking Spaces**
- **No Onward Chain**

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

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**DESCRIPTION:**

This modern top-floor freehold apartment, situated in the sought-after Picket Twenty development, offers stylish and convenient living. The property features a welcoming hallway leading to a spacious open-plan kitchen, sitting, and dining area, perfect for both relaxation and entertaining. A private balcony extends the living space, providing a spot to enjoy fresh air and outdoor views. The apartment includes two well-proportioned bedrooms and a contemporary bathroom. Additional benefits include a boarded loft space and two dedicated parking spaces, ensuring ease and convenience. With its prime location and modern design, this apartment is an excellent choice for comfortable living.

**LOCATION:**

The Picket Twenty development borders Harewood Forest with access to public footpaths literally on the doorstep. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Egg Day Nursery, a community hall, a Co-Op store and the Urban Park and sports pitches. Andover itself 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:**

Main door with entry buzzer system into communal hallway with stairs to all floors. Front door into:

**HALLWAY:**

Cloaks cupboard, further storage cupboard and doors to:

**SITTING/DINING ROOM:**

French doors to BALCONY with far reaching views and open access to:

**KITCHEN:**

Window to rear. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine and slimline dishwasher, space for fridge/freezer and cupboard with wall mounted boiler.

**BEDROOM 1:**

French doors to side with Juliette balcony.

**BEDROOM 2:**

Window to side. Access via pull down ladder to boarded loft.

**BATHROOM:**

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

**OUTSIDE:**

There are two allocated parking spaces.

**TENURE:**

All residents own a share of the freehold. No ground rent and the service charge is £91.43 pcm.

**SERVICES:**

Mains water, drainage, gas and electricity are connected. gas central heating to radiators. Please note there may be an additional estate charge.

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.

