



25 Carters Meadow, Charlton, Andover, SP10 4AF
Guide Price £215,000



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PROPERTY DESCRIPTION BY Mr Nick King

Nestled in the charming Carters Meadow, Charlton, Andover, this delightful lower maisonette offers a wonderful opportunity for those seeking a comfortable and convenient living space. With no onward chain, this property is ready for you to move in and make it your own.

The maisonette features two well-proportioned bedrooms, perfect for accommodating guests or creating a peaceful retreat. The living room provides a welcoming space to relax and entertain, while the kitchen is functional and ready for your culinary adventures. The shower room is modern and practical, catering to your daily needs.

Situated within a retirement complex, this property is ideal for those looking for a tranquil lifestyle. The surrounding area boasts easy access to local amenities, including a charming pub and various shops, ensuring that all your daily necessities are within reach. Additionally, the picturesque Charlton Lakes are nearby, offering a lovely spot for leisurely walks and enjoying nature.

This maisonette presents an excellent opportunity for comfortable living in a friendly community. Whether you are looking to downsize or simply seeking a peaceful abode, this property in Charlton is not to be missed.





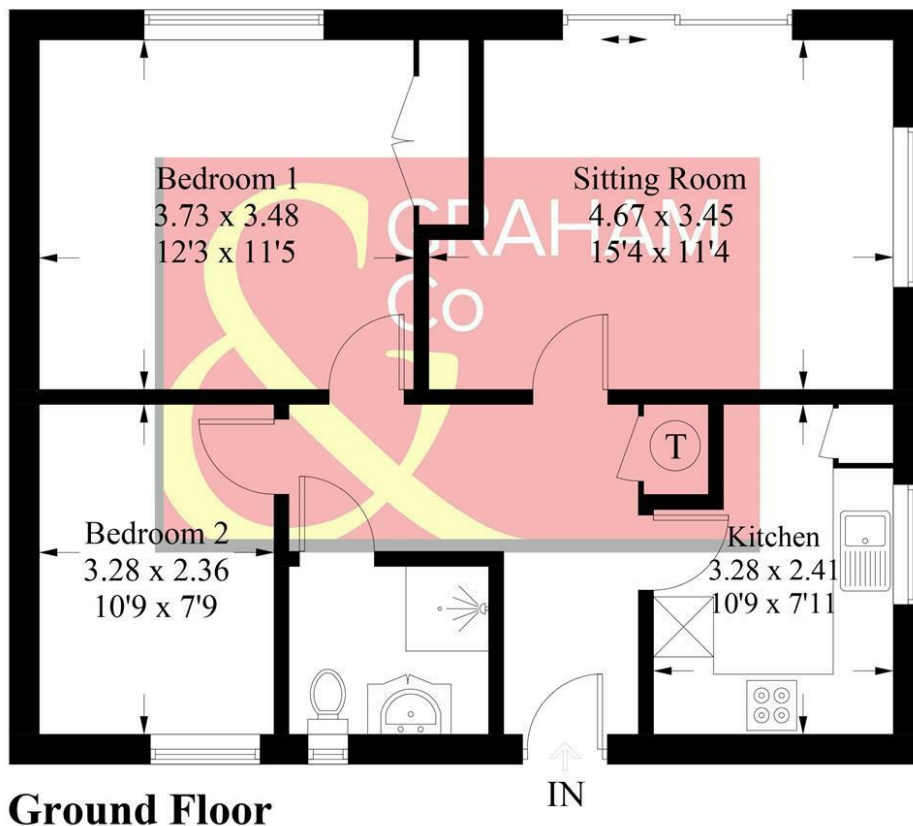
Charlton

The village of Charlton is located on the outskirts of Andover, which has a post office, stores, church and public house. The town of Andover has a comprehensive range of educational, leisure and shopping facilities and a mainline railway station (within a 10/15 minute walk) to London Waterloo in about an hour. The A303 provides excellent road communications to the West Country and London via the M3 motorway. Charlton Lakes are situated close at hand and offer a range of outdoor leisure facilities including mini golf and pedalos, and the lakeside pavilion also provides refreshments with an indoor and outdoor seating area.



Carters Meadow, SP10

Approximate Gross Internal Area = 59.9 sq m / 645 sq ft



PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (1229967)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: C



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.