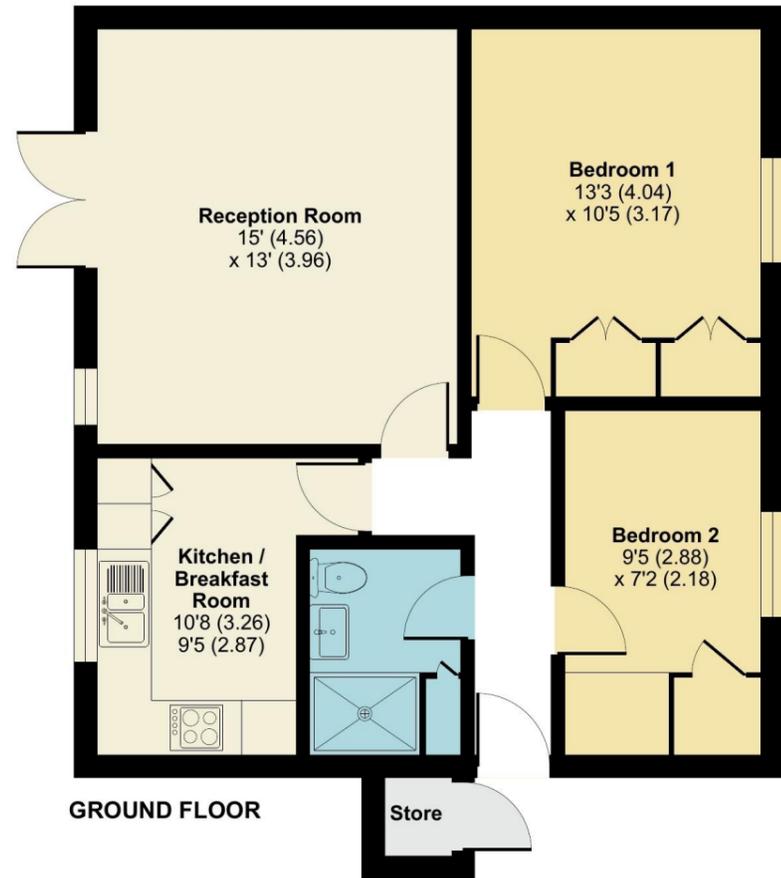




### Carters Meadow, Charlton, Andover, SP10

Approximate Area = 626 sq ft / 58.1 sq m  
Outbuilding = 7 sq ft / 0.6 sq m  
Total = 633 sq ft / 58.7 sq m  
For identification only - Not to scale

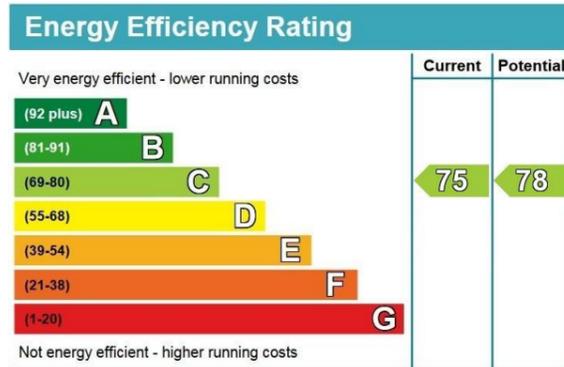


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Austin Hawk Ltd. REF: 1315898



**Carters Meadow, Charlton**

**Guide Price £210,000 Leasehold**



- Entrance Porch with Storeroom
- Good-Sized Living Room
- Two Bedrooms
- Attractive Gardens
- Proximity to Amenities
- Entrance Hallway
- Kitchen/Breakfast Room
- Shower Room
- Communal Parking
- No Onward Chain

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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**DESCRIPTION:** Available to the property market with No Onward Chain, this ground-floor, two-bedroomed, retirement home is available to those over 60 years of age. The property is located within the Carter's Meadow development in Charlton village and is close to Andover with excellent transport links to the town centre. The property has proximity to various local amenities, including convenience stores, a post office, a public house and a church, all within literally a "stones throw". The accommodation comprises an entrance hallway, a good-sized living room with views towards the edge of Charlton Lakes, a kitchen/breakfast room, two bedrooms and a shower room. Communal facilities include a guest suite for visitors, a communal lounge with social activities, a conservatory, a communal laundry room, parking and attractive, well-maintained gardens. There is a resident estate manager on site during working hours.

**LOCATION:** The village of Charlton lies just to the north of Andover and 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. Carter's Meadow can be found off Charlton Road in the centre of Charlton Village. The location is close to many local amenities, including the mainline railway station, Andover's hospital, GP and dental surgeries, a veterinary practice and Charlton Lakeside Leisure Park. The village of Charlton is also on a regular bus route to and from Andover's town centre.

**OUTSIDE:** Carter's Meadow sits within attractive and mature landscaped grounds which are a particular feature of the properties within the development, with ponds, streams, bridges and mature and ornamental trees and shrubs. There are also various communal parking areas with the property located just off one of the parking areas with a path leading to the front door, which is located under a large, covered entrance porch. The entrance porch includes a door to a built-in external storeroom and utility meters.

**ENTRANCE HALLWAY:** Door to a built-in airing cupboard with electric bar heaters and shelving. Consumer unit and Radiator. Doors to:

**KITCHEN/BREAKFAST ROOM:** Window to the rear. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. One-and-a-half-bowl composite sink and drainer, inset gas hob with extractor over, built-in, eye-level ovens and grill, freestanding washing machine, integrated fridge freezer, wall-mounted gas combi boiler and a radiator.

**LIVING ROOM:** Good-sized living room with a window to the rear and French doors opening out to a private rear garden with a small patio area, mature flower and shrub borders and views across the edge of Charlton Lakes.

**BEDROOM ONE:** Window to the front. Double doors to two separate built-in wardrobe cupboards. Radiator.

**BEDROOM TWO:** Good-sized single bedroom with a window to the front. Door to a built-in storage cupboard. Radiator.

**SHOWER ROOM:** Double walk-in shower enclosure, close-coupled WC, pedestal hand wash basin and a radiator.

**TENURE & SERVICES:** Leasehold with 99 years remaining on the lease. Mains drainage, water, gas and electricity are connected. Gas central heating to radiators. Annual service fee of circa £3000 per annum (paid in monthly instalments). The service fee covers the cost of buildings insurance, annual central heating cover including an annual service, TV Licence fee, maintenance and communal facilities.

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.

