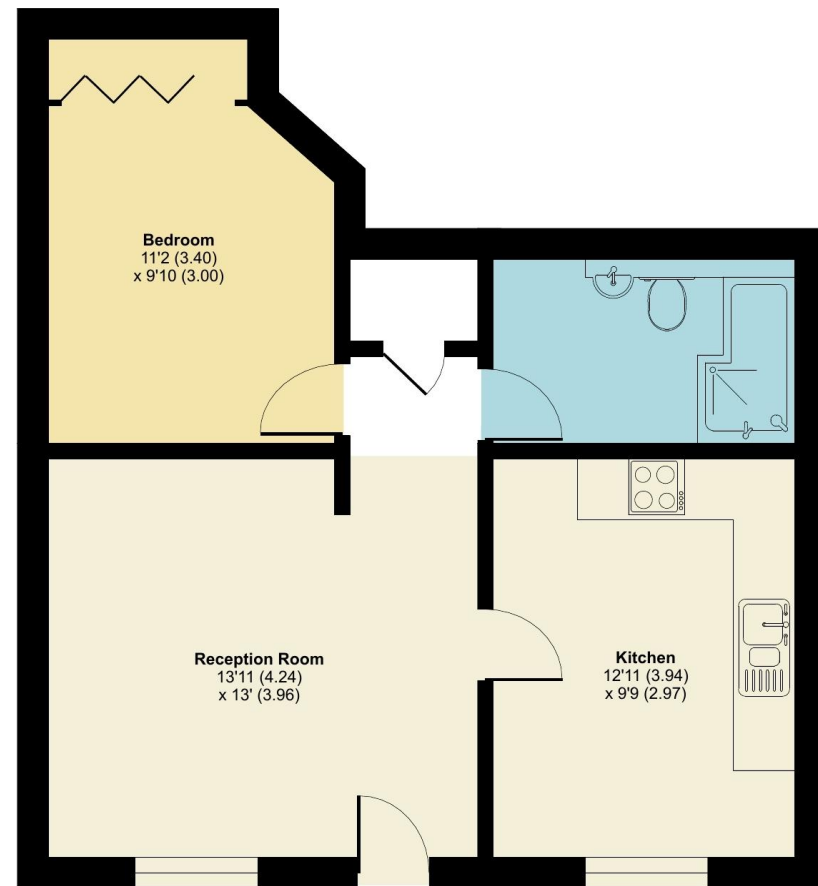


East Street, Andover, SP10

Approximate Area = 531 sq ft / 49.3 sq m
For identification only - Not to scale



GROUND FLOOR

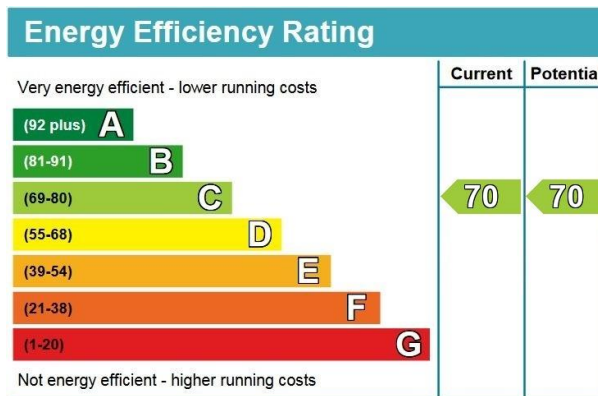


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Austin Hawk Ltd. REF: 1041894



Eastgate House, Andover

Guide Price £145,000 Leasehold



- Private entrance
- Living Area
- Bathroom
- No Onward Chain
- Kitchen/Diner
- Bedroom
- Parking Space
- 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.



DESCRIPTION:

Austin Hawk are delighted to offer this ground floor apartment as part of a conversion of only twelve dwellings and occupying a truly town centre location. The accommodation comprises private entrance, contemporary kitchen/diner with open plan living area, a bedroom and a bathroom. Outside there is a parking space to the rear of the building. In our opinion this would make an ideal first time buy or buy to let investment as it is offered for sale with no onward chain.

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 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:

Private entrance into:

LIVING AREA:

Windows to front and access to:

KITCHEN:

Window to front. Contemporary range of Howdens eye and base level cupboards and drawers with wood effect work surfaces over and inset sink with drainer. Inset electric hob with extractor over and oven below. Integral dishwasher, space and plumbing for washing machine, space for fridge/freezer and cupboard with wall mounted boiler.

BEDROOM:

Inset wardrobe storage.

BATHROOM:

Panelled bath with shower over, WC with concealed cistern, wash hand basin and large mirror with lights. Heated towel rail.

OUTSIDE:

To the rear of the building there is an allocated parking space and a small area to the front.

TENURE:

Leasehold with 119 years remaining on the lease. The management company is BW Residential Ltd. Ground rent is currently £300 p/a - £150 payable in March and September to Danes Dale Land Ltd. Service charge is currently approximately £95 /month payable to BW Residential.

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.

