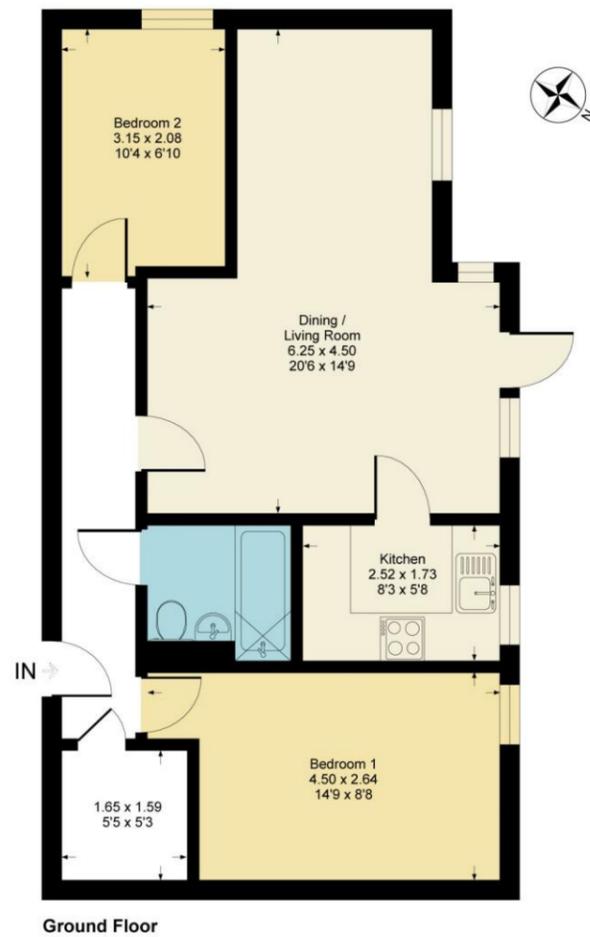


The Beeches, SP10
Approximate Gross Internal Area = 57.7 sq m / 622 sq ft



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



The Beeches, Andover

Guide Price £155,000 Leasehold



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 72 | 75 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

- No Onward Chain
- Entrance Hallway
- Spacious Living/Dining Room
- Bathroom
- Close to Numerous Amenities

- Ground Floor Flat
- Generous Walk-In Storage
- Two Bedrooms
- Communal Gardens & Parking
- Proximity to Mainline Railway Station

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: Benefitting from an excellent location close to numerous local amenities as well as Andover's mainline railway station, which is less than half a mile away, this two-bedroomed, ground floor flat is an ideal opportunity to make that first step onto the property ladder. The accommodation comprises an entrance hallway with access to a large, walk-in airing cupboard with storage shelving, a generous, light and airy living/dining room with private access to a patio, a kitchen, a good-sized double bedroom, a second bedroom and a bathroom. Outside there are well-maintained communal gardens that wrap around the property along with communal parking options.

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 is less than half a mile away and 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. The property is located off Weyhill Road via Lynwood Drive, which is a quiet cul-de-sac just east of the junction of Weyhill Road and Millway Road. The location benefits from a number of nearby local amenities including convenience stores, one of which has a post office, various fast-food outlets, public houses, a supermarket, petrol stations, a country store and a renowned bakery and fish and chip shop. Andover's hospital is just over half a mile away, as are dental and GP practices, plus Charlton village, which has further local amenities, including an extensive leisure park. Andover's town centre is just under a mile from the property with other local amenities, including Rooksbury Mill Lakes Nature Reserve, and the outlying villages of Upper Clatford and Goodworth Clatford are also a short distance away. The Test Valley lies just beyond the Clatfords', which includes nearby Stockbridge, which offers an abundance of independent specialist shops, tearooms, pubs and restaurants, many of which serve local produce.

ACCOMMODATION: Communal lawned gardens surround the building with paths providing access to and from the communal parking area and to the communal entrance with access to all flats. The flat itself can be accessed from the front door or its own private back door located at one side of the communal garden.

ENTRANCE HALLWAY: Door to a built-in, walk-in airing cupboard housing a hot water cylinder with storage shelving, consumer unit and electric meter. Radiator and doors to:

LIVING/DINING ROOM: Good-sized, light and airy living/dining room with a combination of windows to the side including full-height glazing alongside an external glazed door accessing a patio area adjacent to the property. Radiators. Space for dining. Door to:

KITCHEN: Window to the side. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Composite sink and drainer, inset gas hob with an extractor over and an oven/grill below. Undercounter fridge and freezer. Cupboard housing a wall mounted gas boiler.

BEDROOM ONE: Good-sized double bedroom with a window to the side. Radiator.

BEDROOM TWO: Single bedroom with a window to the rear. Fitted, wall-mounted wood shelving unit. Radiator.

BATHROOM: Fully tiled walls. Panelled bath with a mixer shower attachment over. Close-coupled WC, pedestal hand wash basin and a heated towel rail.

TENURE: Leasehold. 91 years remain on the lease. Ground Rent of £150 per annum and an Annual Management Fee of £1694.40

SERVICES: Mains drainage, water, 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.

