

**Greenly Court, SP10**  
 Approximate Gross Internal Area = 37 sq m / 722 sq ft  
 Approximate Garage Internal Area = 17.7 sq m / 191 sq ft  
 Approximate Total Internal Area = 84.7 sq m / 913 sq ft



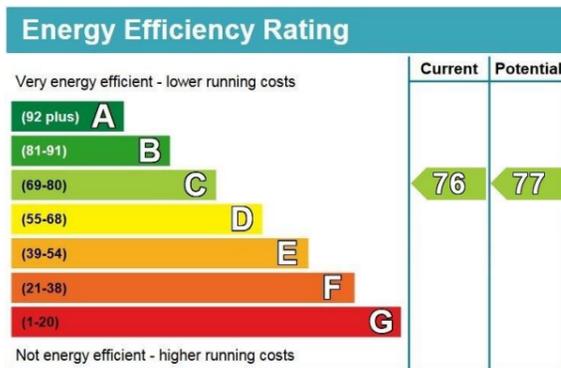
Ground Floor

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



**Greenly Court, Andover**

**Guide Price £200,000 Leasehold**



- No Onward Chain
- Living/Dining Room
- Master Bedroom Suite
- Bathroom
- Proximity to Mainline Railway Station
- Entrance Hallway
- Kitchen
- Second Bedroom
- Garage & Allocated Parking
- Close to Numerous Amenities

**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.



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 light and airy, two-bedroomed, top floor apartment offers an ideal opportunity to make that first step onto the property ladder. Well presented throughout, the accommodation comprises an entrance hallway, a generous living/dining room, a kitchen, a good-sized master bedroom with an ensuite shower room, a second bedroom and a separate bathroom. Outside, there are attractive, well-maintained communal gardens that wrap around the property, plus a garage with allocated parking.

There are communal entrances to the building from the front and to the rear where the garage and allocated parking are located. A buzzer entry system allows access into a communal entrance lobby with stairs to all floors. The front door of the apartment is accessed via a communal landing area and leads into an entrance hallway with a recessed window to the front. The living/dining room, a light and airy, expansive space, has a front aspect and an open plan flow into the kitchen, with a window to the rear. The kitchen includes worksurfaces with tiled splashbacks, an inset gas hob with an oven/grill below, plus a freestanding fridge/freezer and washing machine. A built-in cupboard with shelving houses a wall-mounted gas combi boiler. The master bedroom has a window to the rear and includes built-in wardrobe storage as well as the adjoining ensuite shower room with WC and hand wash basin. The second bedroom, a very good sized single, has a window to the front and also has a generous built-in storage and is serviced by the bathroom.

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 just 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 Denning Mead, which is a quiet cul-de-sac west of the junction of Weyhill Road and Salisbury 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.

The property is Leasehold with 102 years remaining on the lease. Ground rent of £97 with a Management Fee of £1325 both paid six monthly.

