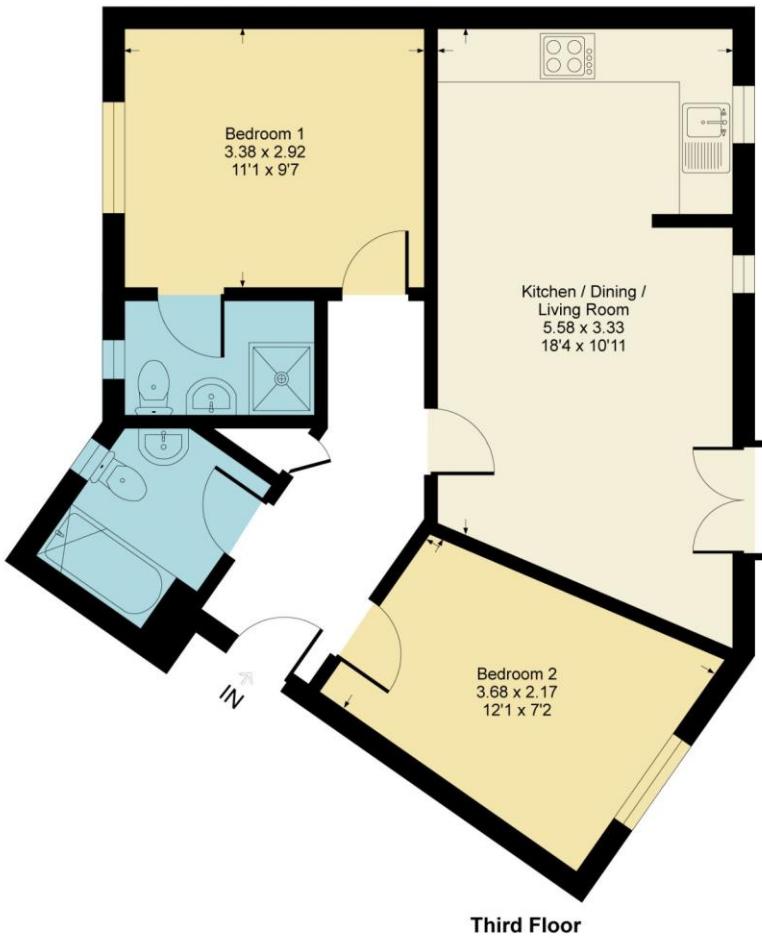


**Symons Close, SP9**  
Approximate Gross Internal Area = 55.4 sq m / 597 sq ft



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

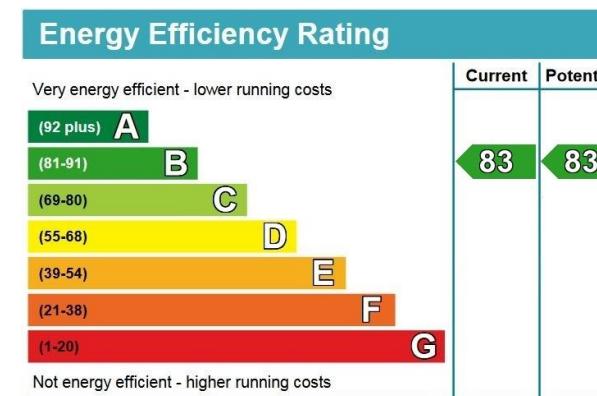


**austinhawk**  
ESTATE AGENTS



**Symons Close, Tidworth, SP9 7XN**

**Guide Price £195,000 Leasehold**



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.

- **Top Floor**
- **Living Room**
- **Master Bedroom Suite**
- **Bathroom**

- **Hallway**
- **Kitchen/Breakfast Room**
- **Bedroom 2**
- **2 Parking Spaces**

01264 350 508 @ [info@austinhawk.co.uk](mailto:info@austinhawk.co.uk) e [www.austinhawk.co.uk](http://www.austinhawk.co.uk)

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01

**DESCRIPTION:**

Located within a modern development on the edge of Tidworth, this top floor apartment was constructed by Persimmon in 2019 and is offered for sale with the remainder of a 10 year NHBC. The spacious and well-presented accommodation comprises hallway with walk-in storage cupboard, living room with Juliette balcony, a kitchen/breakfast room with integral appliances, a master bedroom with ensuite shower room and a bathroom. Outside there are two allocated parking spaces located to the rear and visitor parking.

**LOCATION:**

Ludgershall offers a range of amenities, including a supermarket, a Post Office, newsagents, various shops, including a traditional butchers' shop, a church and schools catering for all age groups, including The Wellington Academy, plus Ludgershall Castle, which dates back to the 11th Century. Nearby Andover offers a range of shopping, educational and recreational facilities, including a cinema, theatre, leisure centre and college of further education. The city of Salisbury and the market town of Marlborough are also nearby, whilst the A303 is close at hand, offering access to both London and the West Country.

**ACCOMMODATION:**

Entry buzzer system into the communal hallway with stairs to all floors. Front door into:

**HALLWAY:**

Walk-in storage cupboard with light and doors to

**LIVING ROOM:**

Window to rear and French doors to Juliette balcony. Open access to:

**KITCHEN/BREAKFAST ROOM:**

Window to rear. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Inset electric hob, extractor over with oven below. Space and plumbing for washing machine, dishwasher, and fridge freezer. Wall mounted cupboard housing gas boiler.

**MASTER BEDROOM:**

Window to front and door to:

**ENSUITE SHOWER ROOM:**

Window to front. Shower cubicle, wash hand basin and WC.

**BEDROOM TWO:**

Window to rear.

**BATHROOM:**

Window to front. Panelled bath, wash hand basin and WC.

**OUTSIDE:**

There are two parking spaces to the front of the apartments and visitor parking.

**TENURE:**

Leasehold with a 100-year lease dated 2019, 94 years remaining. The ground rent is £150 p/and there is currently no service charge.

**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.

