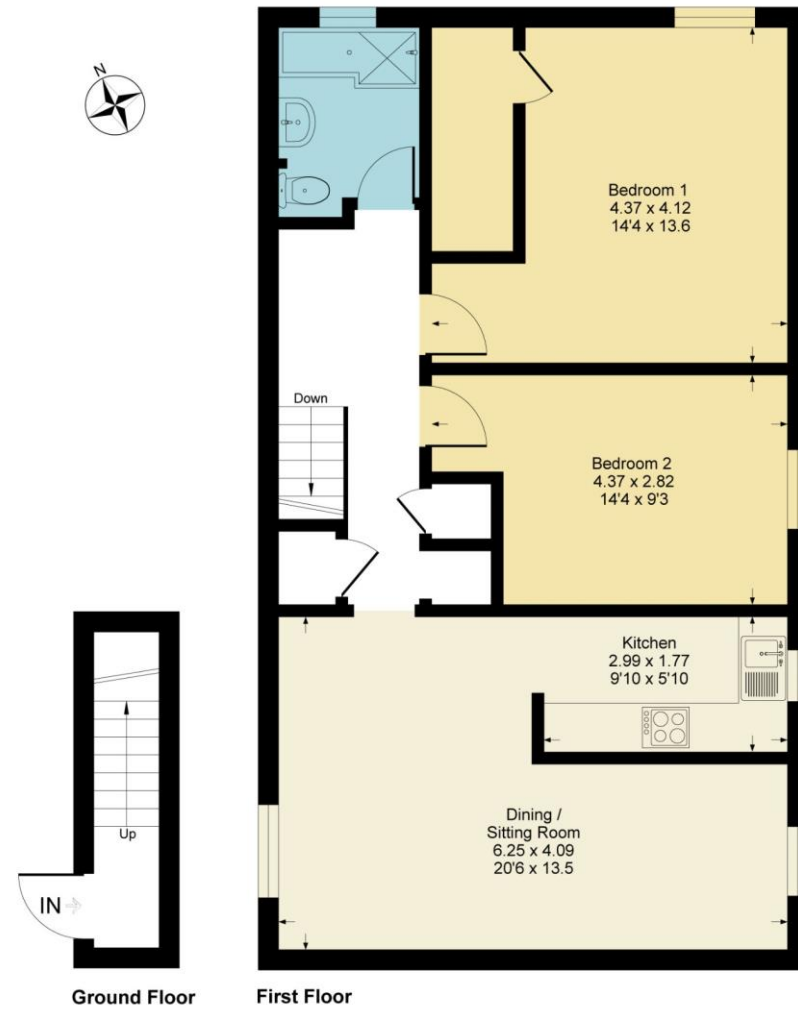


**Hogarth Court, SP10**  
Approximate Gross Internal Area = 73.8 sq m / 795 sq ft



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



**Hogarth Court, Andover**

**Guide Price £185,000 Leasehold**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

- Private Entrance
- Open-Plan Living/Dining Room
- Master Bedroom with Walk-In Wardrobe
- Modern Contemporary Bathroom
- Communal Parking

- Galleried Hallway
- Kitchen
- Second Double Bedroom
- Private Garden
- Proximity to Local 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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 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:** Potentially the ideal first step onto the property ladder, this deceptively spacious, two-double-bedroomed, first-floor maisonette benefits from its own garden space and a location close to numerous local amenities. Well-presented throughout, the accommodation comprises a private entrance with stairs leading to a galleried hallway which includes generous built-in storage, a dual-aspect, open-plan living/dining room, a kitchen, a master bedroom complete with a large walk-in wardrobe, an additional double bedroom and a modern contemporary bathroom.

**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. Hogarth Court can be found within the Artists Way development, located just north of Andover's town centre, off the ring road. The location benefits from proximity to the town centre itself and a wide range of nearby out-of-town supermarkets, retail and fast-food outlets. Andover's mainline railway station is just half a mile away with access to London's Waterloo in just over an hour. Artists Way borders Anton Lakes Nature Reserve with public footpaths linking to Charlie's Fishing Lake and Charlton Lakes further upstream. Charlton village is nearby with its own local amenities, including convenience stores, a public house, a church, a veterinary practice plus Charlton Lakes Leisure Park. Open countryside with numerous outlying villages are just beyond.

**OUTSIDE:** Plentiful communal parking is located near the property with pathways leading into Hogarth Court itself. A path leads under a walkway, just past which is the front door to the property. Access to the garden is via a path that leads from the rear of the property. The garden is mainly laid to hard standing, enclosed by panelled fencing.

**ENTRANCE LOBBY:** Stairs to the accommodation. Consumer unit and radiator.

**GALLERIED HALLWAY:** Door to a built-in airing cupboard housing a gas combi boiler. Door to a separate built-in storage cupboard. Recessed storage area currently used as a bar area. Access to a partially boarded loft space with a light. Doors to:

**OPEN-PLAN LIVING/DINING ROOM:** Good-sized, dual-aspect, open-plan, living/dining space with the living area having a full-height window to one side and the dining area a window to the opposite side. Radiator. Open-plan doorway to:

**KITCHEN:** Window to the side. Tiled flooring. A range of eye and base-level cupboards and drawers with worksurfaces and matching upstands over. Inset stainless steel sink and drainer, inset electric hob with a stainless-steel splashback, extractor over and an oven/grill below. Integrated fridge freezer, washing machine and dishwasher.

**MASTER BEDROOM:** A very good-sized double bedroom with a window to the rear. Radiator. Door to a built-in, walk-in wardrobe complete with sensor lighting.

**BEDROOM TWO:** Double bedroom with a window to the side. Radiator.

**BATHROOM:** Window to the rear and motion sensor lighting. Fully tiled walls and flooring. P-shaped shower-bath with a rainfall shower head over. Close-coupled WC, vanity hand wash basin with cupboard storage below. Heated towel rail.

**TENURE:** Leasehold with 83 years remaining on the lease. Annual ground rent of £10 and an annual management fee of £200.

**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.

