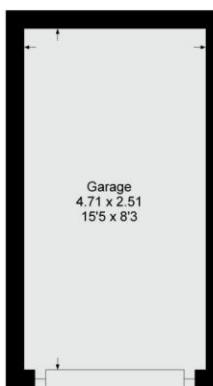
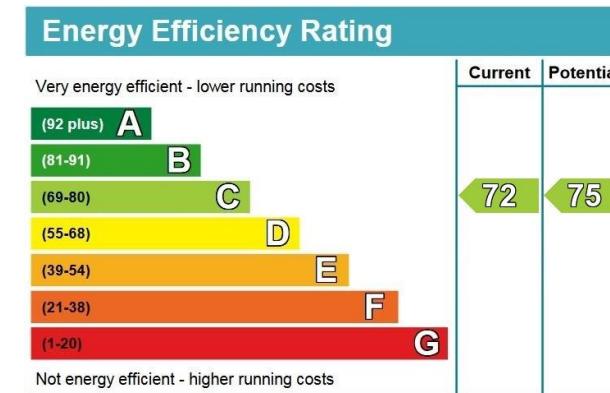


Gales Court, SP10
 Approximate Gross Internal Area = 68.9 sq m / 742 sq ft
 Approximate Garage Internal Area = 11.7 sq m / 127 sq ft
 Approximate Total Internal Area = 80.6 sq m / 869 sq ft



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



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.



Gales Court, Andover

Guide Price £190,000 Leasehold

- **No Onward Chain**
- **Hallway**
- **Living Room**
- **Bathroom**
- **Garage**

- **Ground Floor Flat**
- **Kitchen**
- **Two Bedrooms**
- **Communal Gardens**
- **Allocated Parking**

DESCRIPTION:

Austin Hawk are delighted to offer this ground-floor apartment, situated in a convenient location, within close walking distance to the town centre and enjoying views of St Mary's Church. The spacious accommodation comprises hallway, kitchen, sitting room, two bedrooms and a bathroom. Outside there are communal gardens and a garage with allocated parking space. In our opinion, this would make an ideal buy to let, or first time buy opportunity as the property 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. Town centre facilities and proximity to St Mary's Surgery.

ACCOMMODATION:

Front door with entry buzzer system into entrance lobby with access to all floors. Front door into:

HALLWAY:

Large walk-in storage cupboard with additional shelving cupboard and doors to:

KITCHEN/BREAKFAST ROOM:

Side aspect. Range of eye and base level cupboards and drawers with work surface over and inset stainless steel sink and drainer. Free-standing double oven with gas hob, tiled splashback and extractor over. Space and plumbing for washing machine, space for fridge/freezer. Cupboard housing Worcester wall mounted combi boiler.

LIVING ROOM:

Dual aspect with views of St Mary's church.

BEDROOM TWO:

Rear aspect and fitted wardrobe.

BEDROOM ONE:

Dual aspect.

BATHROOM:

Side aspect. Large shower cubical, vanity unit with wash hand basin and WC with concealed cistern, heated towel radiator and fully tiled walls.

OUTSIDE:

Communal gardens, garage and access to the allocated and visitors parking.

TENURE & SERVICES:

Leasehold with a lease until 2165. Service charge is £744.07 payable half-yearly. Mains water; drainage, gas and electricity are connected. Gas-fired 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.

