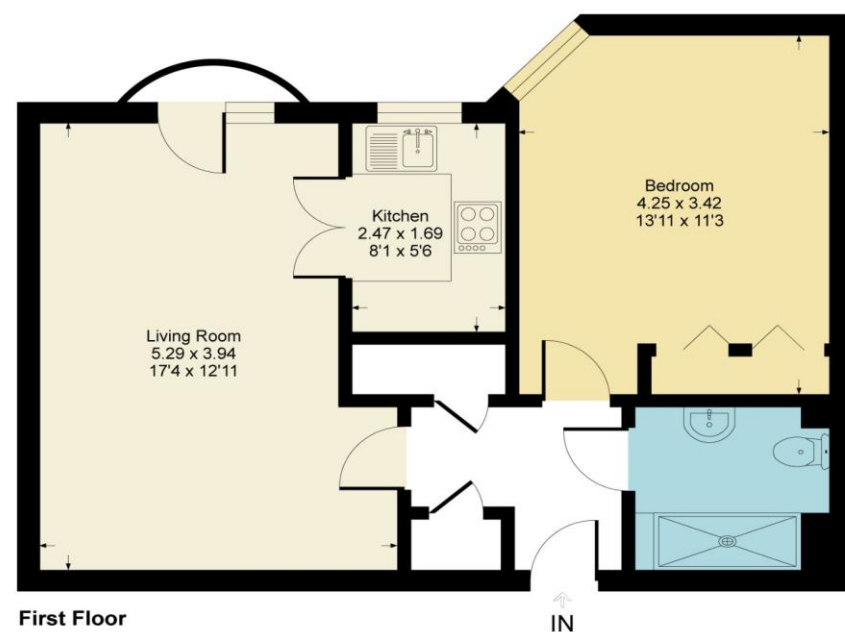
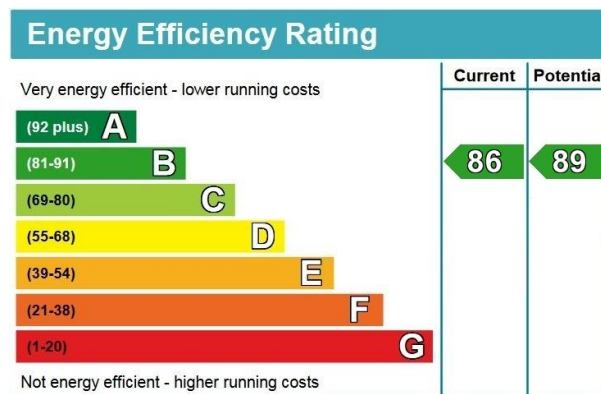


Old Winton Road, SP10  
Approximate Gross Internal Area = 49.3 sq m / 531 sq ft



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.

**austinhawk**  
ESTATE AGENTS



Westfield Court, Andover, SP10 2DU

Guide Price £115,000 Leasehold

- No Onward Chain
- Entrance Hallway
- Kitchen
- Shower Room
- Communal Parking
- 1st Floor Retirement Flat
- Good Sized Living Room
- Double Bedroom
- Communal Garden
- Close to Amenities

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

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**DESCRIPTION:**

Available to market with NO ONWARD CHAIN, this first-floor retirement apartment for independent living is located close to the town centre and benefits from excellent communal facilities including a residents' lounge, a laundry room, a guest bedroom and emergency pull cords for all rooms. The property has a tranquil aspect thanks to its location to the rear of the complex with access and views over the surrounding communal gardens. The accommodation comprises an entrance hallway, a good-sized living/dining room, a kitchen, a bedroom and a shower room. Outside there are communal gardens that surround the complex along with parking for residents and visitors.

**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. Westfield Court is located at the junction of Winchester Road and Old Winton Road on the southern side of Andover and gives good access not only to the town centre but also open countryside with Rooksbury Mill Nature Reserve, Harewood Forest and the outlying Clatford villages a short distance away. Andover Golf Club can be found on Winchester Road with the Hampshire Golf Club a short distance further on, as Winchester Road heads towards Wherwell, Chilbolton with the Test Valley and the small town of Stockbridge beyond. Stockbridge straddles the River Test which flows through its high street and offers an abundance of independent specialist shops, tearooms, pubs and restaurants, many of which serve local produce.

**OUTSIDE:**

Accessed via Old Winton Road, the frontage of the complex provides parking and a communal entrance. Well-maintained, attractive communal gardens then wrap around the complex with the property itself having direct access at the rear to the communal garden space.

**ENTRANCE HALLWAY:**

Door to a built-in storage cupboard with shelving, housing the hot water store. Doors to:

**LIVING/DINING ROOM:**

A good-sized, rear-aspect living/dining room with full-height glazing and an external glazed door providing access to the communal rear garden. Internal glazed double doors to:

**KITCHEN:**

Window to the rear. A range of eye and base level cupboards and drawers with work surfaces over and tiled splashbacks. Inset stainless steel sink and drainer, inset electric hob, built-in, eye-level oven/grill. Integrated under counter fridge and freezer. Wall-mounted electric fan heater.

**DOUBLE BEDROOM:**

Window to the side with views over the communal gardens. Double mirrored doors to built-in wardrobe storage. Wall-mounted electric storage heater.

**SHOWER ROOM:**

Enclosed shower room with fully tiled walls. Walk-in shower enclosure, close-coupled WC, vanity hand wash basin with cupboard storage below and an electric heated towel rail.

**TENURE:**

Leasehold with a 125-year lease that commenced in March 2005, now with 105 years remaining. Annual Management Fee of £3460.96 and an annual ground rent of £395.

**SERVICES:**

Mains drainage, water, gas and electricity are connected. Electric storage heaters provide heating.

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.

