



15 Westfield Court Old Winton Road, Andover, SP10 2DU  
Offers Invited £109,950



## 15 Westfield Court Old Winton Road, Andover, Offers Invited £109,950

### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co offer to the market a rarely available ground floor one bedroom apartment in the award winning Westfield Court on Old Winton Road. The apartment itself looks out from a southerly facing aspect with doors leading out from the lounge, there is a hallway with storage, double bedroom, bathroom and a modern fitted kitchen. There is also a large communal lounge just a few feet away, communal parking and a mobility scooter charging area.



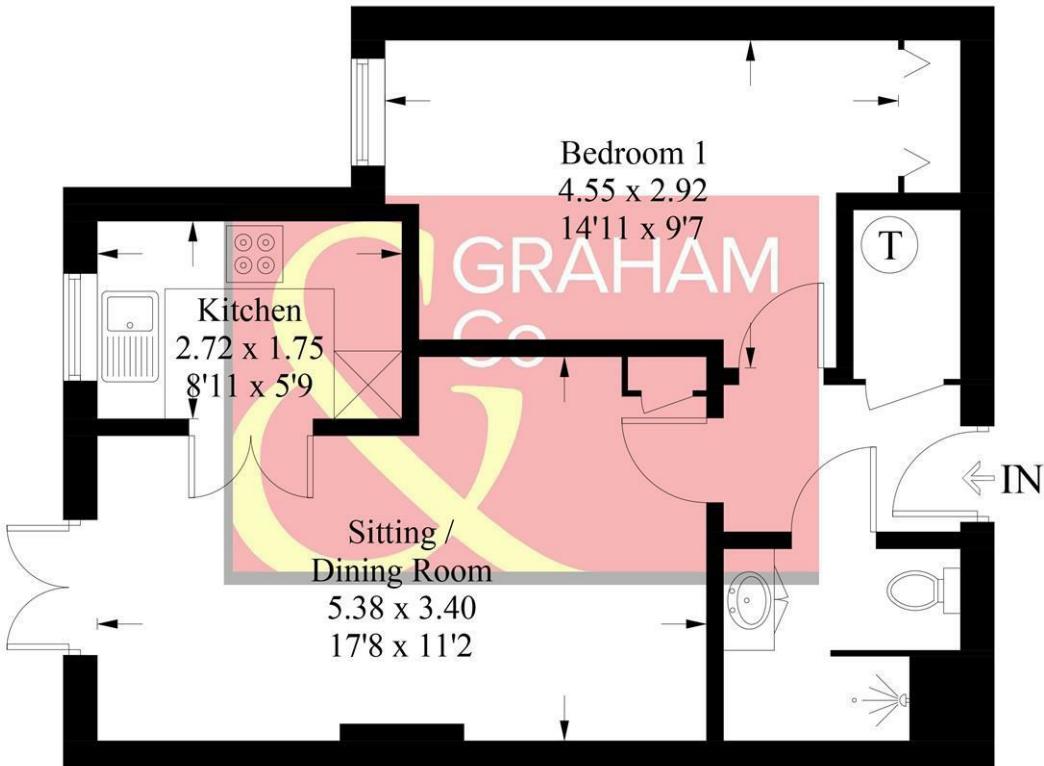


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boast a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.



## Westfield Court, SP10

Approximate Gross Internal Area = 43.6 sq m / 469 sq ft



## Ground Floor

### PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID856463)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	82	82
(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-57)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: B



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