



2 Draper Close, Andover, SP11 6YR
Guide Price £217,500



2 Draper Close, Andover, Guide Price £217,500

PROPERTY DESCRIPTION BY Mr Wayne Turpin

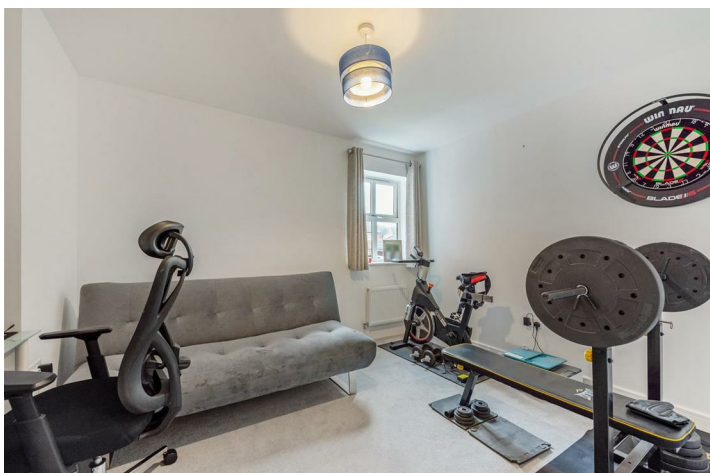
Welcome to this stunning ground floor luxury apartment located at 2 Draper Close in the charming town of Andover. This exquisite flat offers a perfect blend of comfort and modern living, making it an ideal choice for both first-time buyers and those looking to downsize.

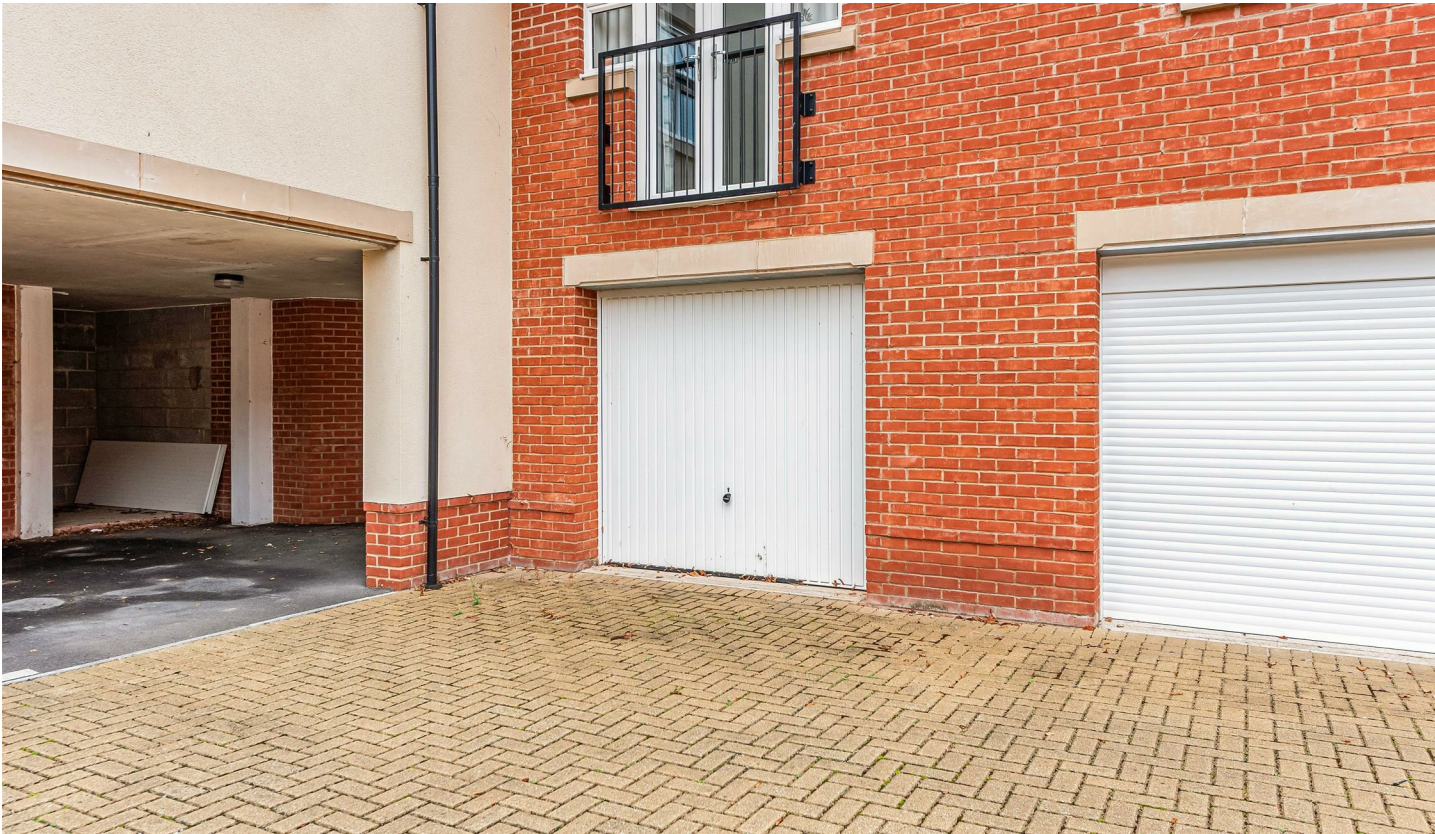
As you enter the property, you are greeted by a spacious entrance hall that leads into a bright and inviting sitting room. This area is perfect for relaxation or entertaining guests, seamlessly connecting to a well-fitted kitchen that boasts contemporary appliances and ample storage space. The layout is designed to enhance both functionality and style, ensuring that every corner of the home is utilised to its fullest potential.

The apartment features two generously sized bedrooms, with the master bedroom benefiting from an en-suite shower room, providing a private sanctuary for your convenience. The second bedroom is equally spacious, making it suitable for guests, family, or even a home office.

In addition to the luxurious living space, this property includes two bathrooms, ensuring that there is no need to compromise on comfort. The flat also comes with the added benefit of a garage and parking for two vehicles, a rare find in such a desirable location.

Situated in a peaceful area, this apartment is offered with no onward chain, allowing for a smooth and hassle-free purchase. With its modern amenities and prime location, this ground floor flat at 2 Draper Close is a wonderful opportunity not to be missed. We invite you to come and experience the charm and elegance of this exceptional property for yourself.





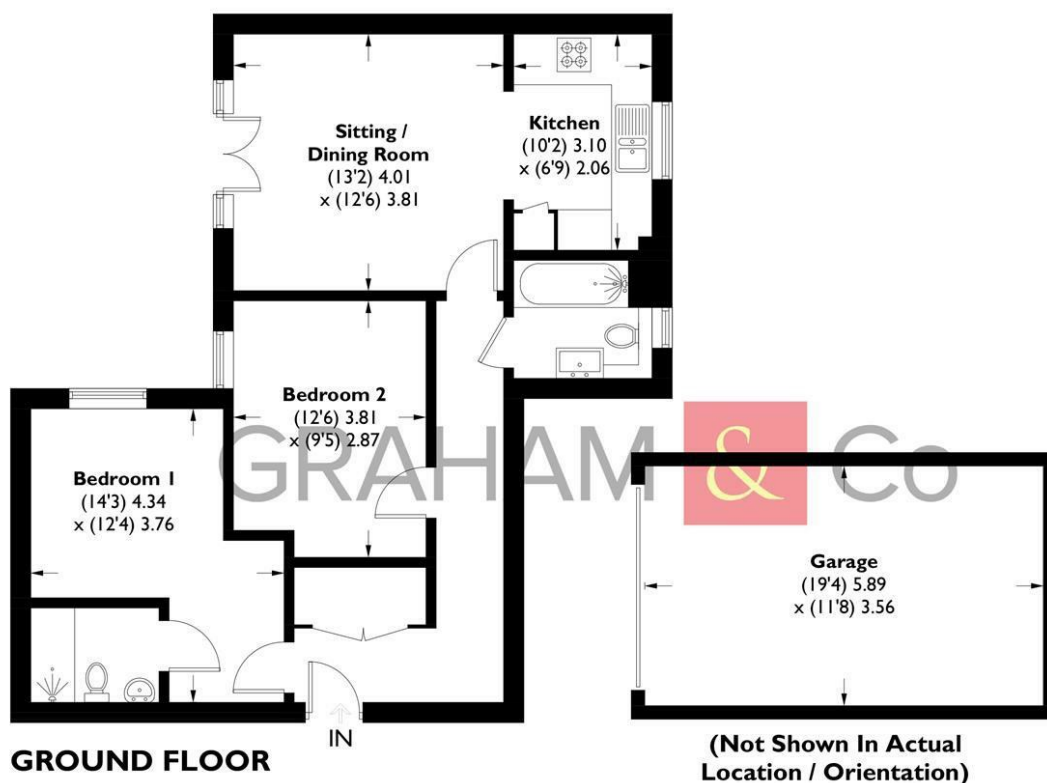
Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing point of two important Roman roads: the Portway from Winchester to Marlborough, and the Icknield Way, which runs past Augusta Park on its way between Salisbury and Silchester. The actual site of the crossroads is very close to the development, but excavations in 1970, while revealing many Roman remains, failed to find the exact location. Now the area is a growing and welcoming community with a community centre, sports pavilion and the Endeavour Primary School already open, together with planned shops and village 'local area'. You will feel you belong from the start in a home tailored to modern living set amongst acres of beautifully landscaped open spaces, parks and play areas. Not wanting to travel too far for groceries? Then the brand new Co-op opened in April 2018 is on the doorstep located in East Anton Farm Road, along with the recently opened pizza takeaway for those not wanting to cook. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.





APPROXIMATE GROSS INTERNAL AREA = 691 SQ FT / 64.2 SQ M
GARAGE = 225 SQ FT / 20.9 SQ M
TOTAL = 916 SQ FT / 85.1 SQ M

GRAHAM & Co



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID838977)
Produced for Graham & Co

MORTGAGE ADVICE

Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - tristan@atmmortgages.com M - 07545320380

www.atmmortgages.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(1-30) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: B



OPEN 7 DAYS

If you are considering selling your home
 please contact us today for your free
 no obligation valuation

01264 356500

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.