

4 Gales Court Marlborough Street, Andover, SP10 1ER  
Guide Price £180,000



## 4 Gales Court Marlborough Street, Andover, Guide Price £180,000

### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market with no onward chain this first-floor apartment located on Marlborough Street in the heart of Andover. Spanning an impressive 777 square feet,

The apartment features a well-proportioned reception room, fitted kitchen, bathroom and two double bedrooms. One of the standout features of this property is its prime location. Situated close to the town centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities. Additionally, the nearby church adds to the community feel of the area. For those with vehicles, the apartment comes with allocated parking for one car, along with additional visitors' parking, ensuring convenience for both residents and guests.

Importantly, this property is offered with no onward chain, making it an ideal choice for those looking to move in without delay. Whether you are a first-time buyer or seeking a rental investment, this apartment presents a wonderful opportunity to enjoy comfortable living in a vibrant location. Do not miss the chance to make this delightful apartment your new home.



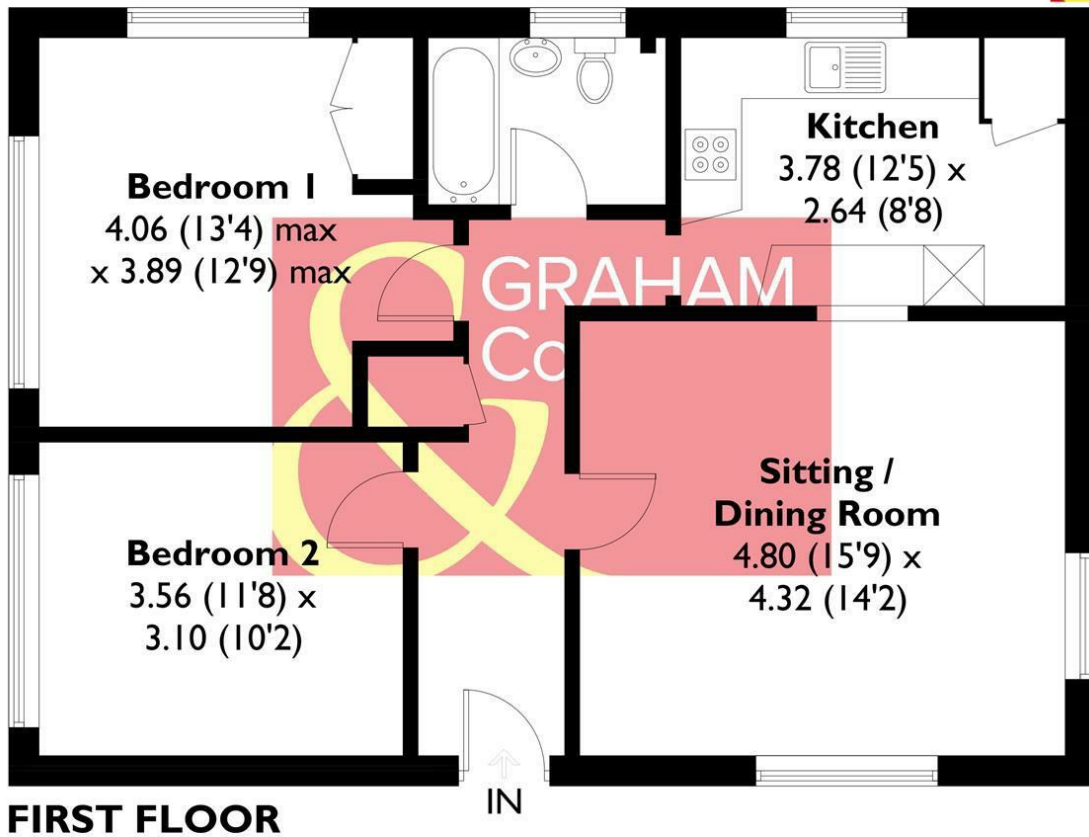


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boasts 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.





APPROXIMATE GROSS INTERNAL AREA = 777 SQ FT / 72.2 SQ M



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 (ID1270760)  
Produced for Graham & Co

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: C



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