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45 Coldharbour Court Micheldever Road, Andover, SP10 2BL
Guide Price £110,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled on Micheldever Road in the charming town of Andover, this delightful ground floor apartment is an ideal choice for those over 60 seeking a comfortable and convenient living space. With a low lease, this property is available for cash buyers only, making it a unique opportunity for the right individual.

Upon entering, you are welcomed by an entrance porch that provides ample space for shoes and coats, leading into a well-appointed entrance hall featuring both a storage cupboard and an airing cupboard for added convenience. The apartment boasts a spacious double bedroom, perfect for relaxation, alongside a versatile second bedroom that can easily serve as a dining room or guest space.

The inviting lounge offers a warm atmosphere for entertaining or unwinding after a long day, while the separate kitchen is functional and well-equipped for your culinary needs. The property also includes a shower room, complete with a walk-in shower, ensuring ease of access and comfort.

This residence not only provides a practical layout but also benefits from its prime location, allowing for easy access to local amenities and transport links. Whether you are looking to downsize or simply seeking a peaceful retreat, this apartment on Micheldever Road presents a wonderful opportunity to enjoy a fulfilling lifestyle in a welcoming community.



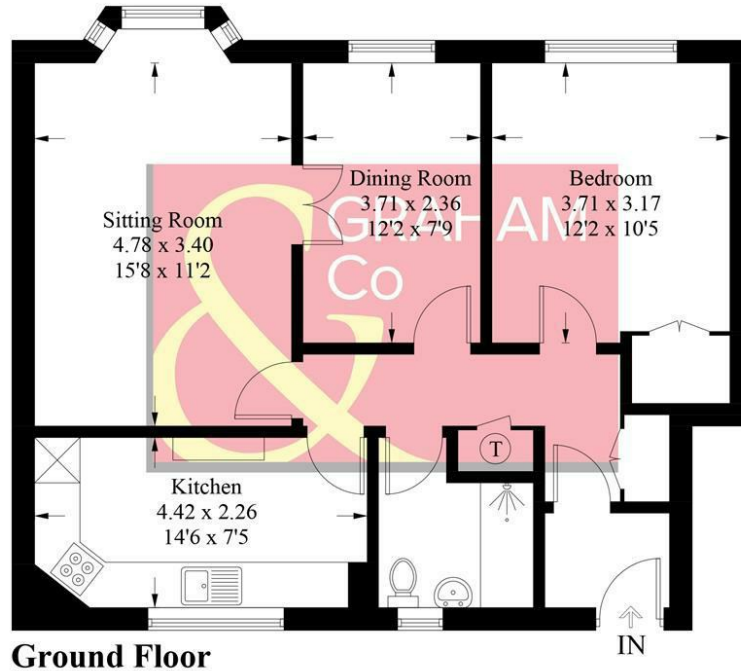


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



Cold Harbour Court, SP10

Approximate Gross Internal Area = 64.9 sq m / 698 sq ft



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 (ID1211701)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(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: B



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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.