



82a High Street, Andover, SP10 1NG
Guide Price £175,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Located in the heart of Andover, this charming one-bedroom apartment offers a delightful blend of modern living and historical character. Situated on the first floor of a Grade II listed building, this property boasts a unique charm that is hard to find. With a generous living space of 697 square feet, the flat features a spacious living room that invites natural light, creating a warm and welcoming atmosphere.

The well-appointed kitchen is perfect for those who enjoy cooking, while the large bedroom provides a peaceful retreat at the end of the day. The bathroom is conveniently located, ensuring comfort and privacy. This apartment is part of a small community, with just four flats in the building, fostering a sense of neighbourliness.

This property combines contemporary amenities with the character of its historic surroundings. Located at the top of Andover High Street, residents will benefit from easy access to local shops, cafes, and transport links, making it an ideal choice for both first-time buyers and those looking to downsize.



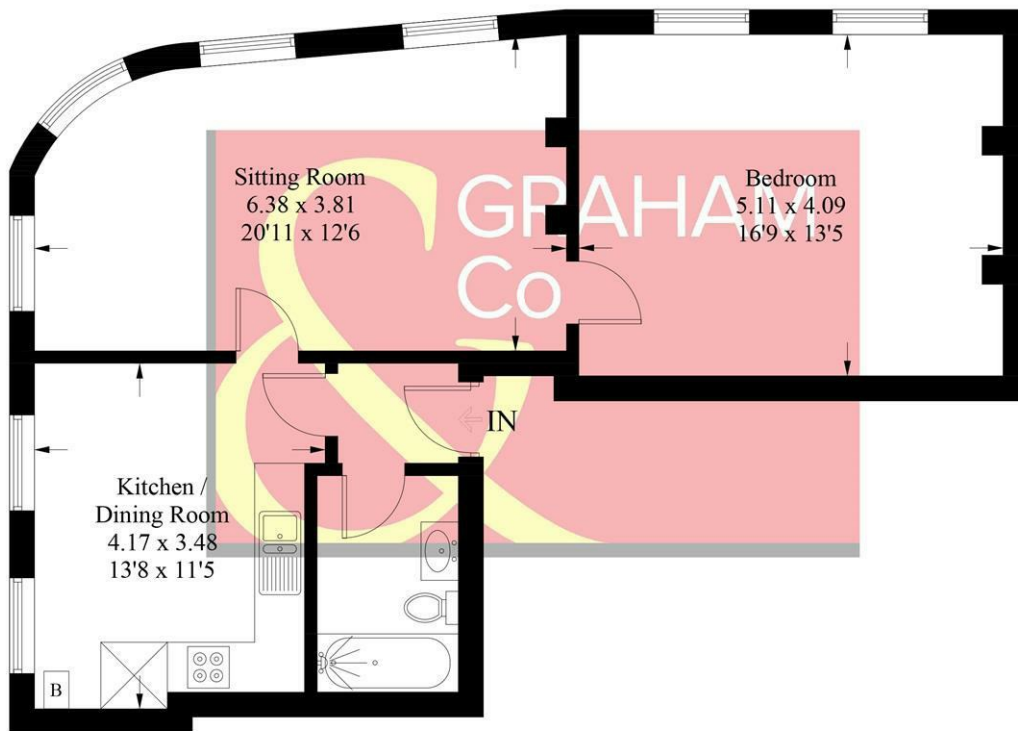


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



High Street, SP10

Approximate Gross Internal Area = 64.8 sq m / 697 sq ft



First 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 (ID1071218)

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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		
(43-54) E		
(31-42) F	35	46
(1-30) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: B



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