

**1 Draper Close, Andover, SP11 6YR**  
**Offers Over £210,000**



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## PROPERTY DESCRIPTION BY Miss Molly Scruton

Offered to the market with no onward chain, this well-presented two-bedroom ground floor apartment provides spacious and practical accommodation, making it an excellent choice for first-time buyers, downsizers or investors alike.

The property is entered via a private entrance hall with useful built-in storage, leading through to a bright and spacious sitting room, offering ample space for both living and dining furniture. The separate kitchen is fitted with a range of wall and base units, providing plenty of worktop and storage space, with room for everyday appliances.

There are two well-proportioned bedrooms, with the principal bedroom being a generous double and the second bedroom ideal as a guest room, home office or nursery. The accommodation is completed by a family bathroom fitted with a three-piece suite, together with the added convenience of a separate WC.

Externally, the property benefits from a carport providing covered off-road parking.



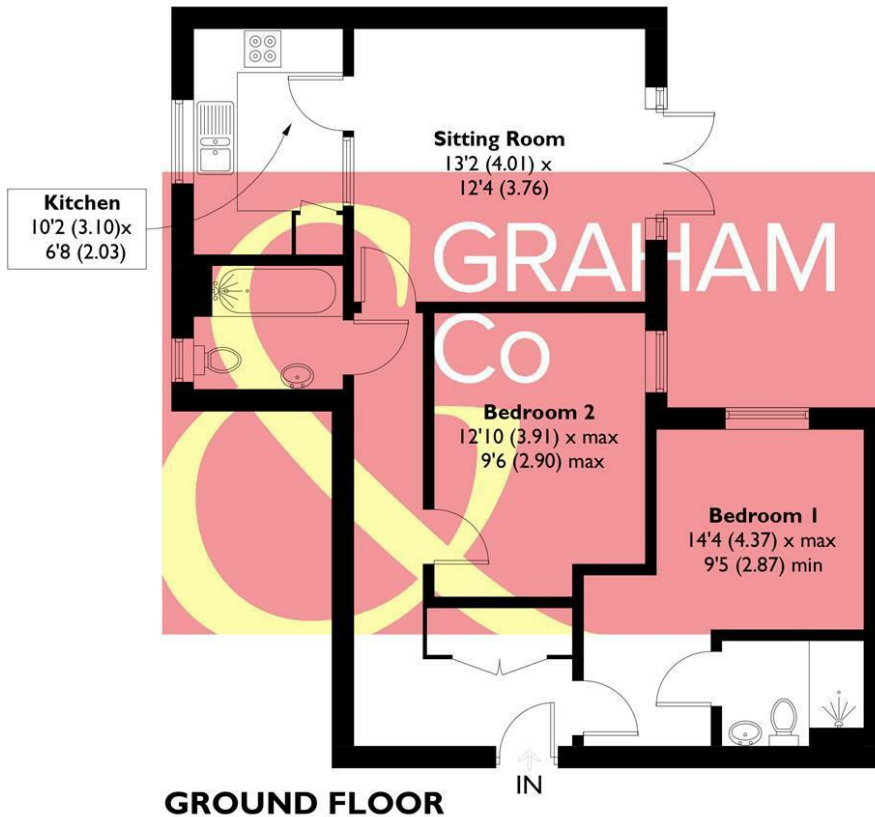


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing 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 = 684 SQ FT / 63.6 SQ M



GROUND FLOOR

(Not Shown In Actual Location / Orientation)

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 (ID1313792)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Tax Band: B



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