



15 York Court, Kingsway Gardens, Andover, SP10 4BJ
Asking Price £112,500



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PROPERTY DESCRIPTION BY Miss Molly Scruton

Situated on the second floor of a well-maintained residential development, this well-proportioned two-bedroom apartment offers bright and practical accommodation ideal for first-time buyers, downsizers, or investors.

The property features a generous sitting/dining room with direct access to a private balcony, providing an excellent space for both relaxing and entertaining. The separate kitchen is well laid out with ample worktop and storage space.

There are two bedrooms, including a spacious principal bedroom and a second bedroom suitable for guests, a home office, or a child's room. The accommodation is completed by a family bathroom and additional storage off the hallway.

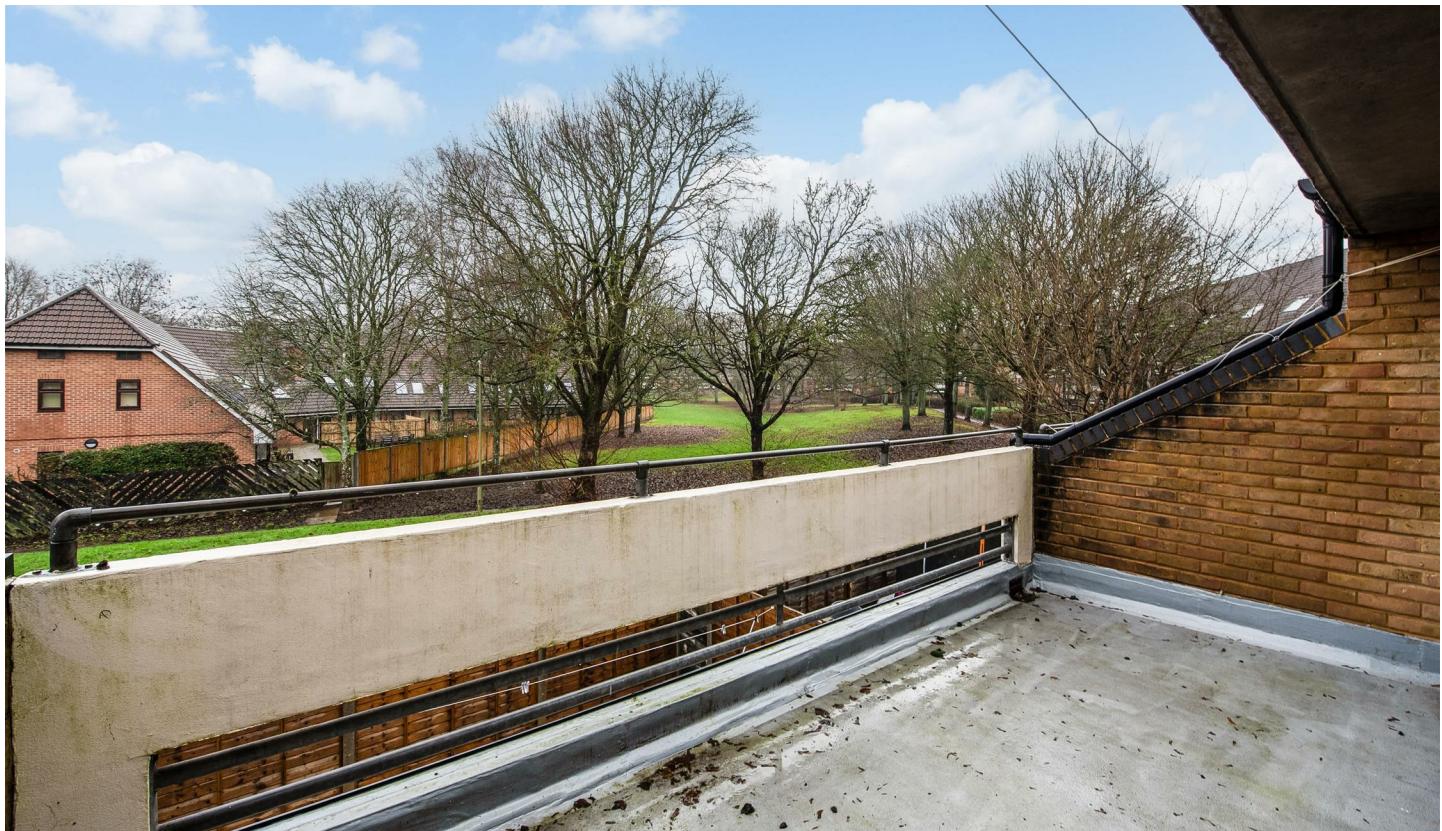
Externally, the development benefits from undercroft parking and communal areas, with the building itself presenting a solid brick façade and private balconies. And a private storage area on the ground floor

Conveniently located for local amenities, transport links, and everyday services, this apartment combines comfortable living with practicality in a popular residential setting.



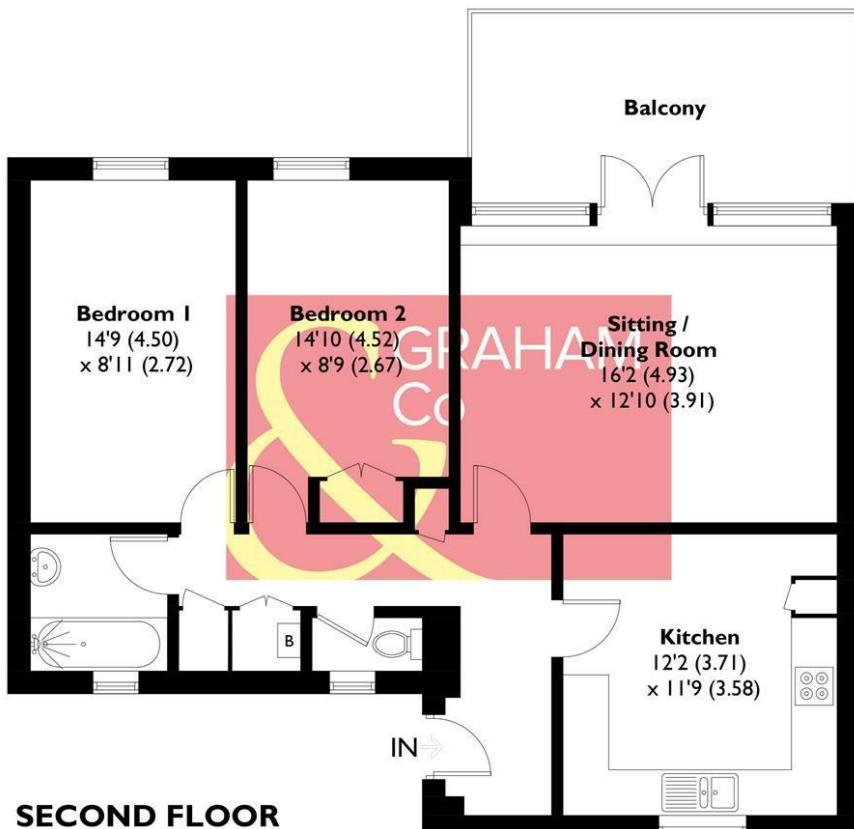


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 812 SQ FT / 75.4 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 (ID1266633)

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Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	80
EU Directive 2002/91/EC			

EU Directive 2002/91/EC

Tax Band: B



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