

177 Cashmere Drive, Andover, SP11 6ZS
Asking Price £155,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

Presented in exceptional decorative order, this stylish Discount Market Unit (DMU) apartment has been thoughtfully designed to maximise both space and practicality, making it an ideal first home.

The welcoming entrance hall immediately sets the tone, offering two useful built-in storage cupboards, perfect for coats, shoes and everyday essentials. The spacious open-plan sitting/dining room is beautifully presented with a contemporary, neutral décor that creates a bright and inviting atmosphere. French doors open onto a private balcony, allowing plenty of natural light to flood the room while providing an ideal spot to enjoy a morning coffee or unwind in the evening.

The modern kitchen is seamlessly positioned within the living space and features a range of fitted wall and base units, generous worktop space and integrated appliances, offering both style and functionality.

The generous double bedroom continues the apartment's immaculate presentation and benefits from a full run of built-in wardrobes, providing excellent storage without compromising on floor space. Completing the accommodation is a contemporary bathroom finished with a modern white suite and quality fittings.



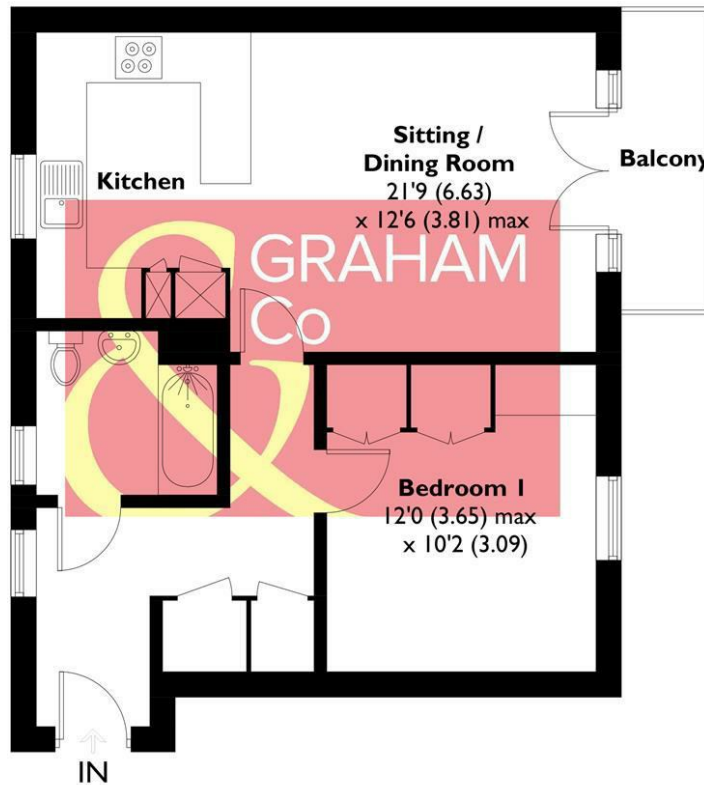


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing 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 = 557 SQ FT / 51.8 SQ M



SECOND FLOOR

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 (ID1315808)
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	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-91) B	82	82
(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.

