



Flat 2 Elder Crescent, Andover, SP10 3XZ
Guide Price £160,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Graham & Co are pleased to offer to the market with no onward chain this two bedroom ground floor apartment, situated on the sought-after Burghclere Down development to the south side of Andover. The apartment benefits from entrance hall, living room, kitchen, master bedroom with en-suite shower room, second bedroom with direct access to garden, bathroom, double glazing, two allocated parking spaces and communal gardens. Internal viewing is highly recommended.



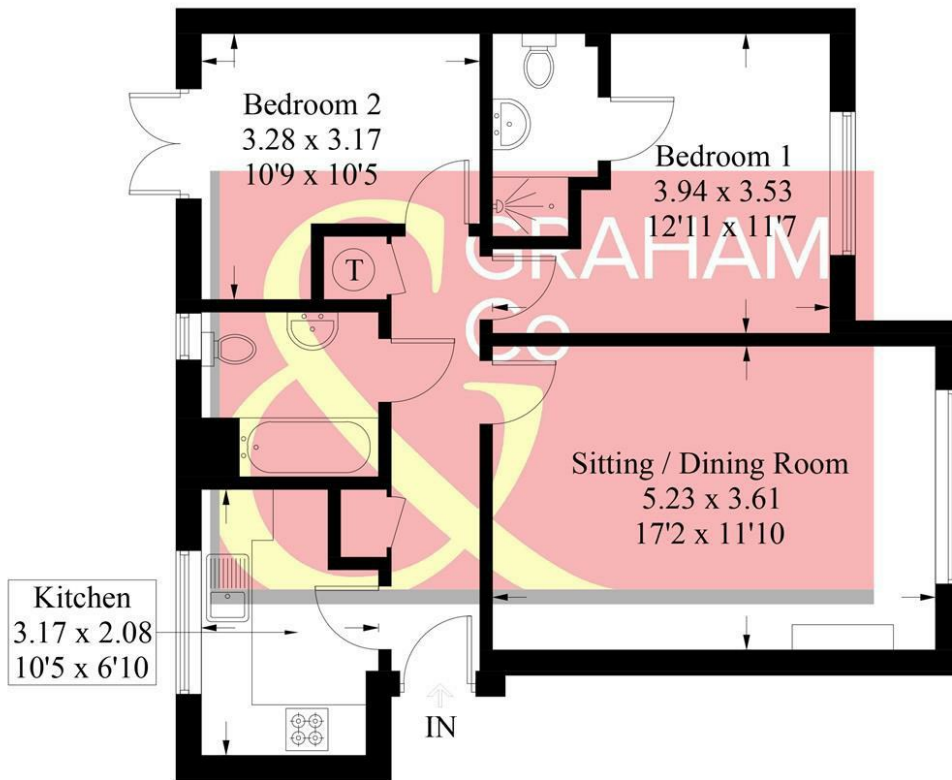


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



Elder Crescent, Andover, SP10

Approximate Gross Internal Area = 62 sq m / 667 sq ft



Ground 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 (ID623876)

DIRECTIONS

From our office in London Street proceed to the roundabout and take the third exit. At the following roundabout keep in the middle lane and take the second exit into The Broadway. At the mini roundabout bear left into Salisbury Road. Proceed straight across the next two roundabouts. At the following roundabout take the third exit. At the next mini roundabout take the first exit into Berry Way, take the first right into Elder Crescent where the property will be found on your right.

Energy Efficiency Rating		Current	Potential
100 points	A		
81-91	B		
62-80	C		
43-61	D	58	66
25-42	E		
10-24	F		
1-9	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: B



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01264 356500

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.