



Westfield Court Old Winton Road, Andover, SP10 2DU
Asking Price £115,000



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PROPERTY DESCRIPTION BY Miss Jay Cowan

This well-maintained second floor retirement apartment is situated in an extremely convenient location close to the town center. The property has excellent communal facilities including a residents' lounge and lovely communal gardens that can be seen from the Juliet balcony in the living room. The property has a good sized living room, double bedroom, kitchen and bathroom.



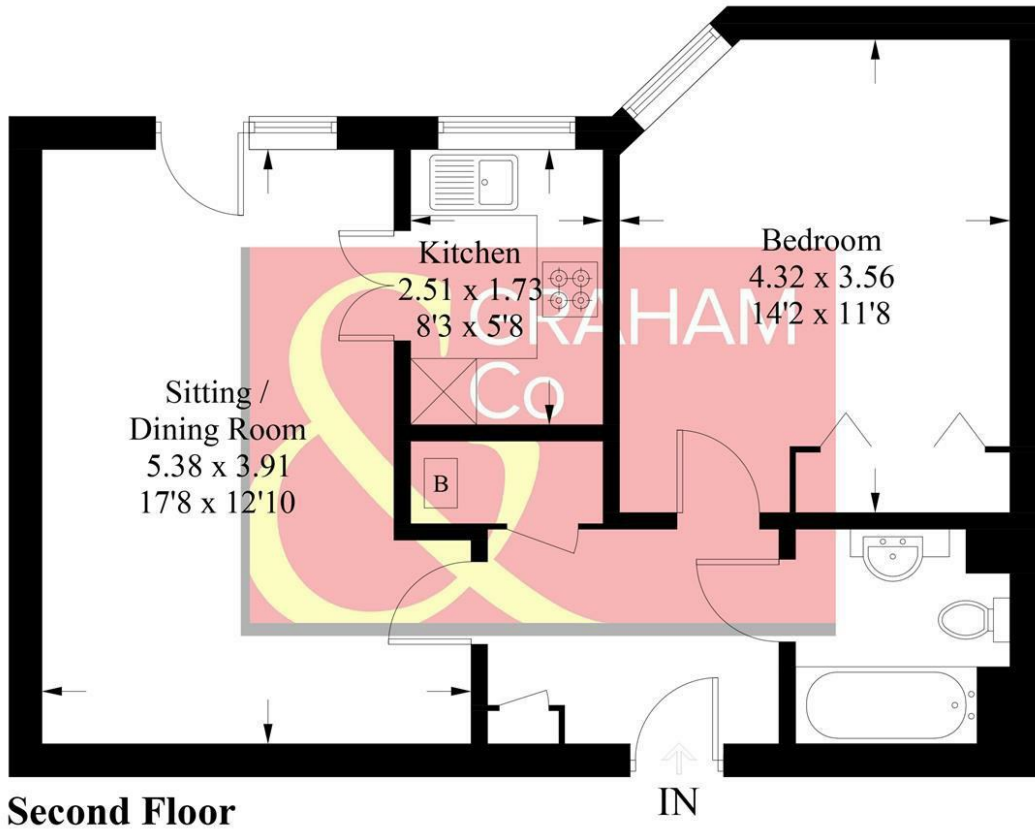


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



Westfield Court , SP10

Approximate Gross Internal Area = 50.7 sq m / 546 sq ft



Second 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 (ID751815)

DIRECTIONS

From our office in London Street proceed to the roundabout and take the second exit into Winchester Road where Westfield Court can be found on the left hand side.

| Energy Efficiency Rating | | Current | Potential |
|---|-----------|-------------------------|-----------|
| 100 kWh A | 101 kWh B | 81 | 84 |
| 109 kWh C | 125 kWh D | | |
| 139 kWh E | 151 kWh F | | |
| 177 kWh 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.