



4 Meadow Heights Woodlands Way, Andover, SP10 2PL
Asking Price £110,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

A two bedroom ground floor retirement apartment for the over 55's. Meadow Heights is a small block of apartments off London Road, close to the Town Centre and offered for sale with NO ONWARD CHAIN.

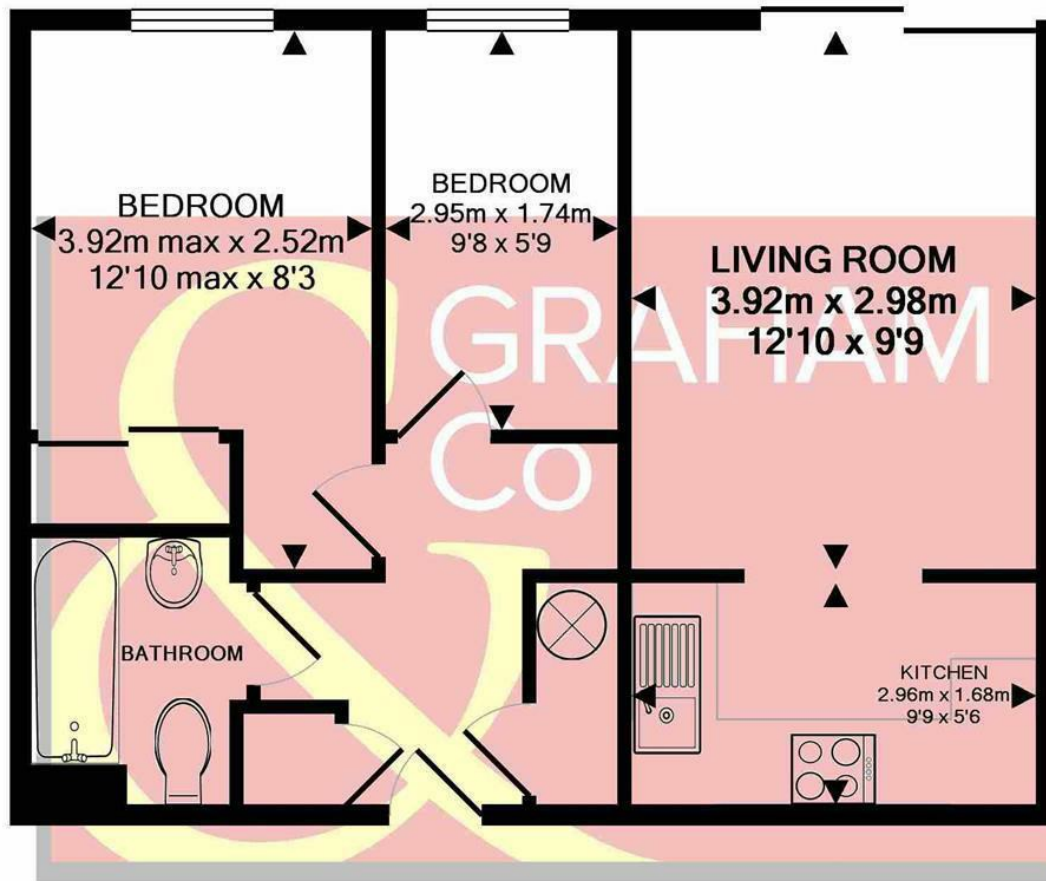
There is a communal entrance with spacious communal lounge and kitchen, whilst the apartment itself benefits from an entrance hall with storage cupboard, living/dining room with patio doors to garden area, modern fitted kitchen, double bedroom with built-in wardrobes, a second bedroom and a bathroom. Outside there are communal gardens and parking areas to front.





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.





TOTAL APPROX. FLOOR AREA 40.1 SQ.M. (432 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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DIRECTIONS

From our office in London Street proceed to the roundabout and take the first exit into Eastern Avenue. Take the second turning right into London Road and Meadow Heights can be found on the left hand side

Energy Efficiency Rating		Current	Potential
100 points	A		
81-91	B	78	81
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: \N/A



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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.