



Flat 6 Clarence Court Bridge Street, Andover, SP10 3FD  
Guide Price £150,000



## Flat 6 Clarence Court Bridge Street, Andover, Guide Price £150,000

### PROPERTY DESCRIPTION BY Mr Guy Sommerville

A modern two bedroom ground floor apartment positioned in the popular Clarence Court just a short stroll from the town centre and train station. The apartment benefits from a communal entrance hall with intercom system, entrance hall with storage cupboard, living room with patio doors to patio seating area, kitchen, two good sized bedrooms, en-suite shower room, and bathroom. Outside there is allocated parking. The property is also offered for sale with no onward chain.



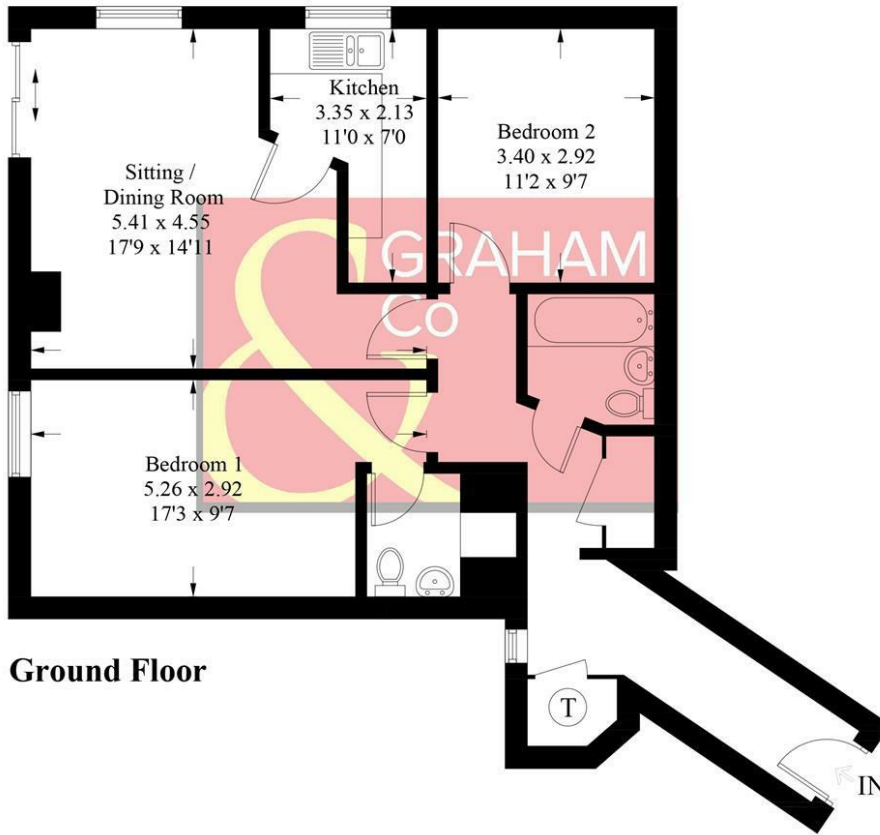


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



# Clarence Court, SP10

Approximate Gross Internal Area = 69.9 sq m / 752 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 (ID775870)

## DIRECTIONS

From our offices in London Street proceed to the roundabout and take the third exit into Western Avenue. At the following roundabout keep in the middle lane and take the second exit into The Broadway. Once in The Broadway take the first right into Junction Road and the entrance to Clarence Court will be found immediately on the right hand side.

Energy Efficiency Rating		Current	Potential
100 kWh/m <sup>2</sup> A	Very energy efficient - lower running costs		
81-100 kWh/m <sup>2</sup> B			
61-80 kWh/m <sup>2</sup> C			
41-60 kWh/m <sup>2</sup> D			
21-40 kWh/m <sup>2</sup> E			
11-20 kWh/m <sup>2</sup> F			
1-10 kWh/m <sup>2</sup> 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.