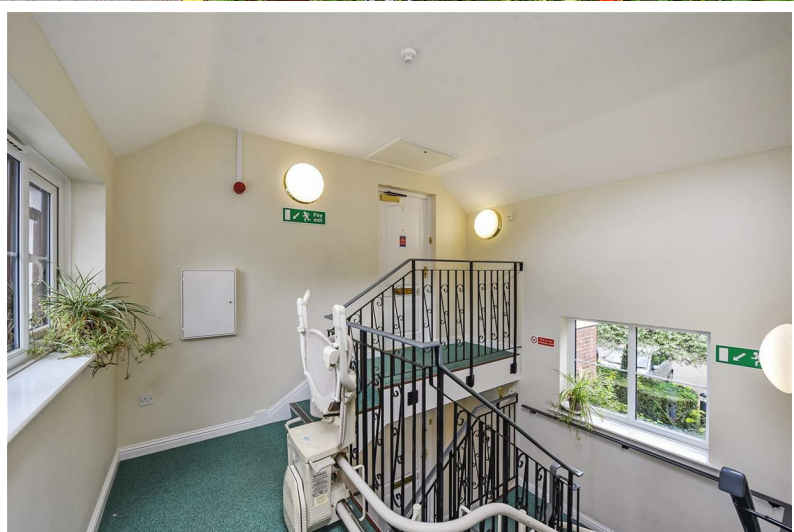




46 Carters Meadow, Charlton, Andover, SP10 4AF  
Asking Price £145,000





## 46 Carters Meadow, Charlton Andover, Asking Price £145,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Graham & Co are delighted to bring to the market this spacious two bedroom first floor retirement apartment positioned on the sought after and picturesque Carters Meadow development and offered for sale with no onward chain. The property itself benefits from an entrance hall, living room and separate dining room, fitted kitchen, two bedrooms and shower room, gas central heating, double glazing and the added benefit of a stairlift to the first floor. Outside there are beautiful landscaped lakeside gardens.





#### Charlton

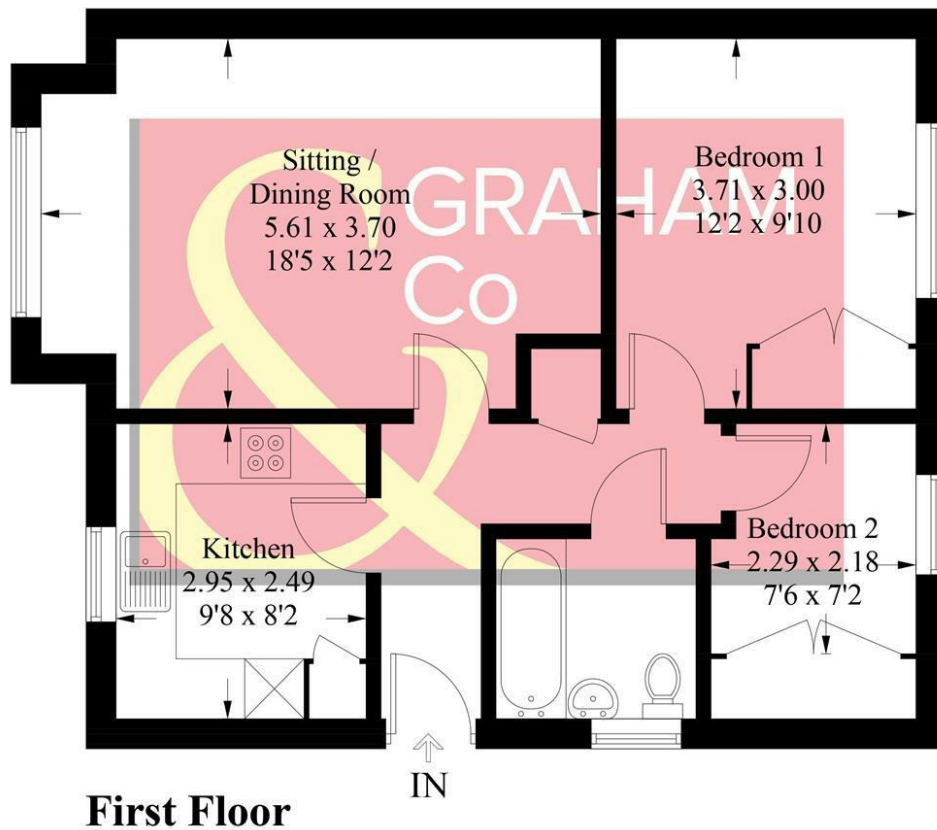
The village of Charlton is located on the outskirts of Andover, which has a post office, stores, church and public house. The town of Andover has a comprehensive range of educational, leisure and shopping facilities and a mainline railway station (within a 10/15 minute walk) to London Waterloo in about an hour. The A303 provides excellent road communications to the West Country and London via the M3 motorway. Charlton Lakes are situated close at hand and offer a range of outdoor leisure facilities including mini golf and pedalos, and the lakeside pavilion also provides refreshments with an indoor and outdoor seating area.





## Carters Meadow, SP10

Approximate Gross Internal Area = 56.5 sq m / 608 sq ft



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 (ID1191427)

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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (95-100) <b>A</b>                           |         |           |
| (81-94) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 79      | 79        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |

Tax Band: D



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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.