

102 Harebell Road, Andover, SP11 6ZA
Asking Price £175,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

Modern Top-Floor Two-Bedroom Apartment

Occupying a top-floor position, this stylish apartment offers well-proportioned and light-filled accommodation designed to suit contemporary living. The open-plan kitchen, living, and dining area forms the main focal point of the home, providing a practical yet inviting space for everyday use and social occasions. The modern fitted kitchen is seamlessly integrated into the layout, while large windows allow natural light to flow throughout the room.

The apartment offers two spacious bedrooms. The principal bedroom comfortably accommodates a range of furniture and storage solutions, while the second bedroom is highly adaptable and could be used as a guest room, home office, or additional living space, depending on requirements and two allocated parking spaces.

A well-finished bathroom and a welcoming entrance hall complete the accommodation, with careful attention to layout and quality evident throughout the property.

Set within a desirable location, the apartment benefits from convenient access to local amenities, transport connections, and nearby green spaces, making it particularly well suited to professionals, couples, or small families seeking a comfortable and well-connected home



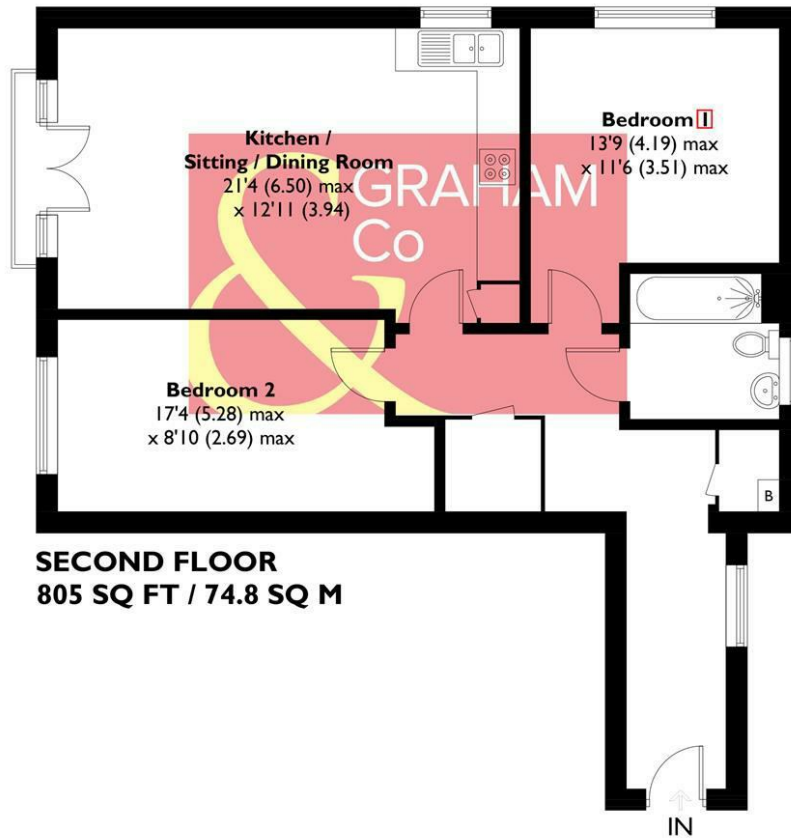


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing point of two important Roman roads: the Portway from Winchester to Marlborough, and the Icknield Way, which runs past Augusta Park on its way between Salisbury and Silchester. The actual site of the crossroads is very close to the development, but excavations in 1970, while revealing many Roman remains, failed to find the exact location. Now the area is a growing and welcoming community with a community centre, sports pavilion and the Endeavour Primary School already open, together with planned shops and village 'local area'. You will feel you belong from the start in a home tailored to modern living set amongst acres of beautifully landscaped open spaces, parks and play areas. Not wanting to travel too far for groceries? Then the brand new Co-op opened in April 2018 is on the doorstep located in East Anton Farm Road, along with the recently opened pizza takeaway for those not wanting to cook. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.





APPROXIMATE GROSS INTERNAL AREA = 805 SQ FT / 74.8 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1255885)
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	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-91) B	83	83
(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: B



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