



45 Cashmere Drive, Andover, SP11 6ZR
Offers In Excess Of £155,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

This well-presented one-bedroom first floor apartment offers bright, modern living with a well-designed open-plan layout, ideal for first-time buyers, investors or those looking to downsize.

The property is accessed via a private entrance leading into a hallway with useful storage. The main living space is a standout feature, combining a spacious sitting, dining and kitchen area, creating a sociable and versatile environment perfect for both relaxing and entertaining. Double doors open onto a private balcony, allowing for an abundance of natural light and providing an excellent outdoor seating space.

The bedroom is well-proportioned and comfortably accommodates a double bed, while the bathroom is fitted with a modern suite. Additional storage within the apartment further enhances its practicality.

Overall, this is a fantastic opportunity to acquire a low-maintenance, modern home in a convenient location, with the added benefit of private outdoor space and an allocated parking space.



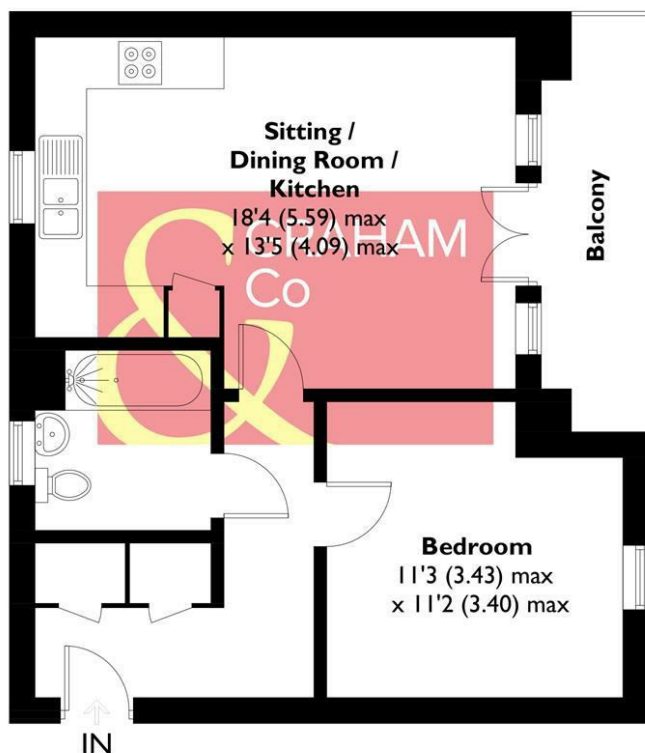


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing 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 = 505 SQ FT / 46.9 SQ M



FIRST FLOOR

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 (ID1295791)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-91) B	82	82
(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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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.

