



2 Abbey Court Bishops Way, Andover, SP10 3FU
Asking Price £170,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned just a short stroll to the train station and town centre, Graham & Co are delighted to offer for sale this spacious ground floor apartment in this prestigious apartment block. The property itself benefits from a communal entrance hall leading to the private hall, living room having double doors leading to the fitted kitchen, two double bedrooms with the master having en-suite shower room and a separate family bathroom, gas central heating and double glazing. Outside there are communal gardens and parking space.



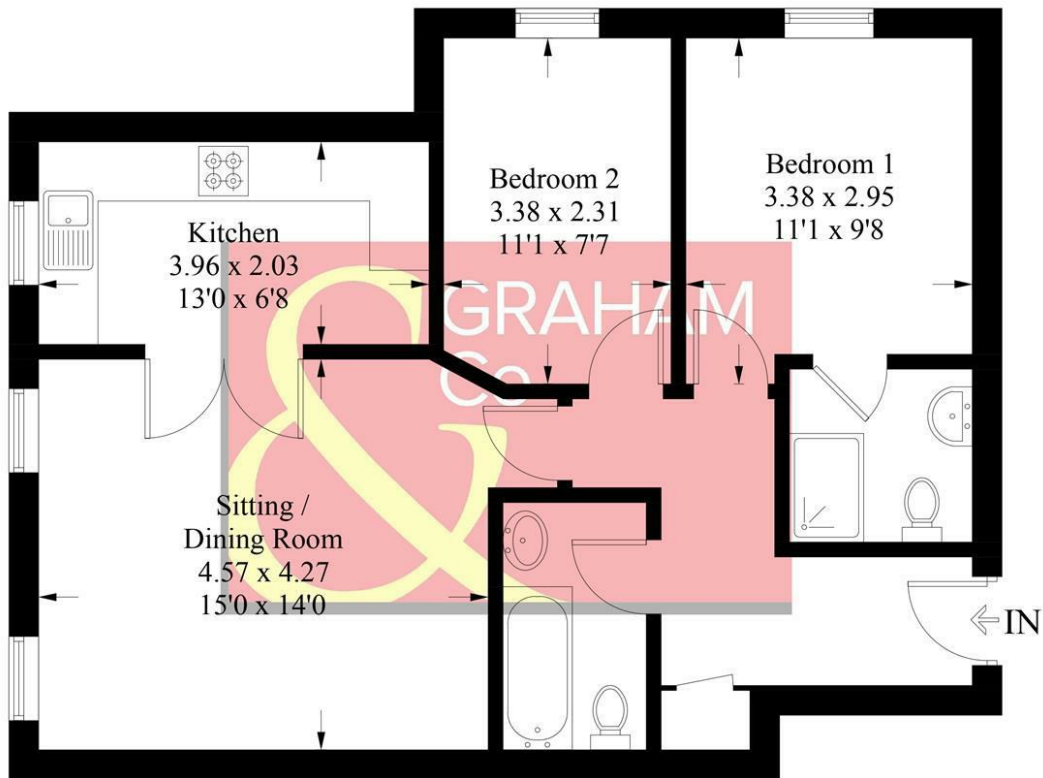


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



Abbey Court, SP10

Approximate Gross Internal Area = 62.4 sq m / 672 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 (ID695359)

DIRECTIONS

Proceed from the town along Western Avenue and at the roundabout take the first exit into Charlton Road follow along and then take the second exit into Junction Road. Continue along Junction Road as it veers right onto Bishops Way and Abbey Court will be found on your left hand side.

Energy Efficiency Rating		Current	Potential
100 (most)	A		
81-100	B	75	79
69-80	C		
55-68	D		
39-54	E		
21-54	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.