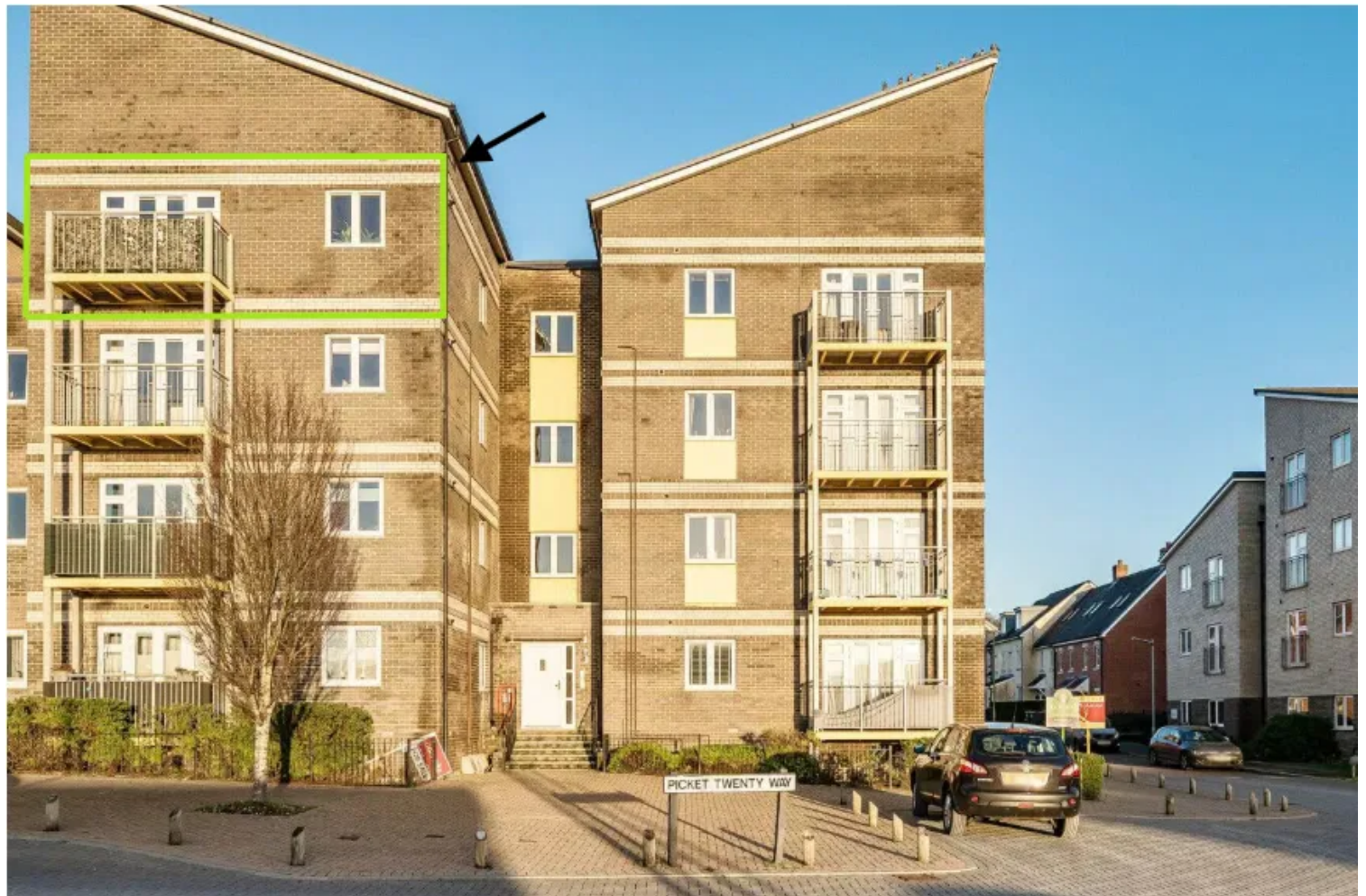
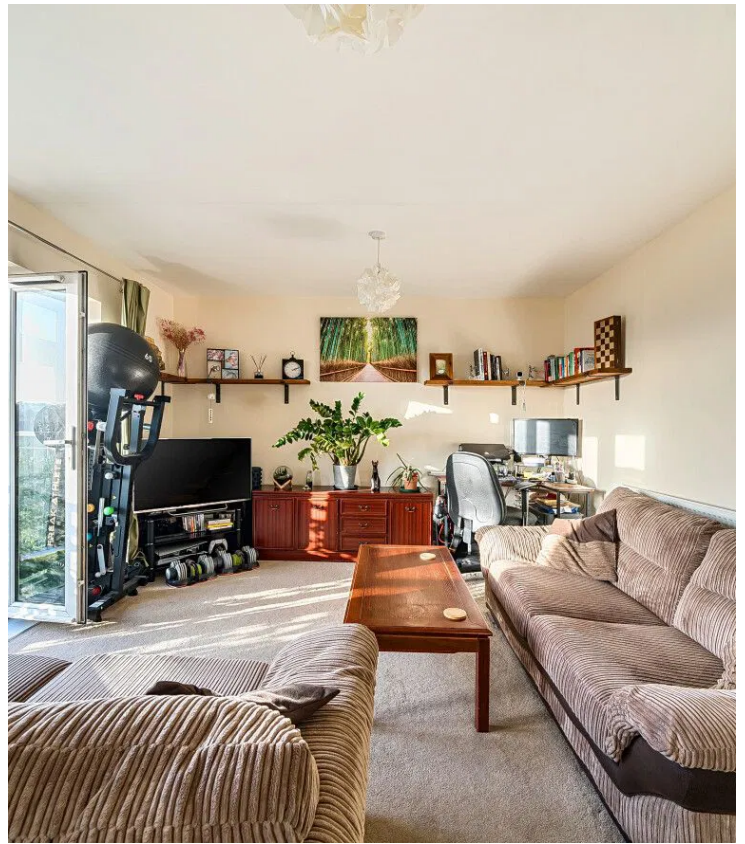




Saddle Way, Andover, SP11 6XQ

£195,000



Council Tax Band: B

Tenure: Leasehold

Property Type: Flat

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

Offered to the market with no onward chain.

This well-presented two-bedroom apartment offers comfortable living space over one level, complemented by a separate garage. The property is well arranged and suited to a range of buyers seeking comfortable and well-balanced living.

The property is entered via a welcoming hallway, providing access to all principal rooms. A spacious living area forms the heart of the home and is complemented by double doors opening onto a private balcony. Adjoining the living area is a practical kitchen/dining area, fitted with a range of units and offering space for everyday meal preparation and dining.

The property offers two bedrooms, both providing flexible accommodation suitable for sleeping, guest use, or home working. The principal bedroom benefits from an en suite shower room, while a separate bathroom serves the second bedroom and offers flexibility for guests.

Externally, the property features a separate garage, providing secure parking or useful storage. A parking space is offered in front of the garage, and a further allocated space is located within the car park. The home is conveniently positioned within a popular residential area of Picket Twenty, Andover, with local amenities, transport links, and green spaces all within reach.

In our opinion, this is a comfortable and well-located property that would appeal to first-time buyers, downsizers, or investors, offering practical living space with the added benefit of a balcony and garage.

The lease term for the flat has 116 years remaining.

Service charges - £136 per annum.

Ground rent - £250

The garage lease has 988 years remaining.



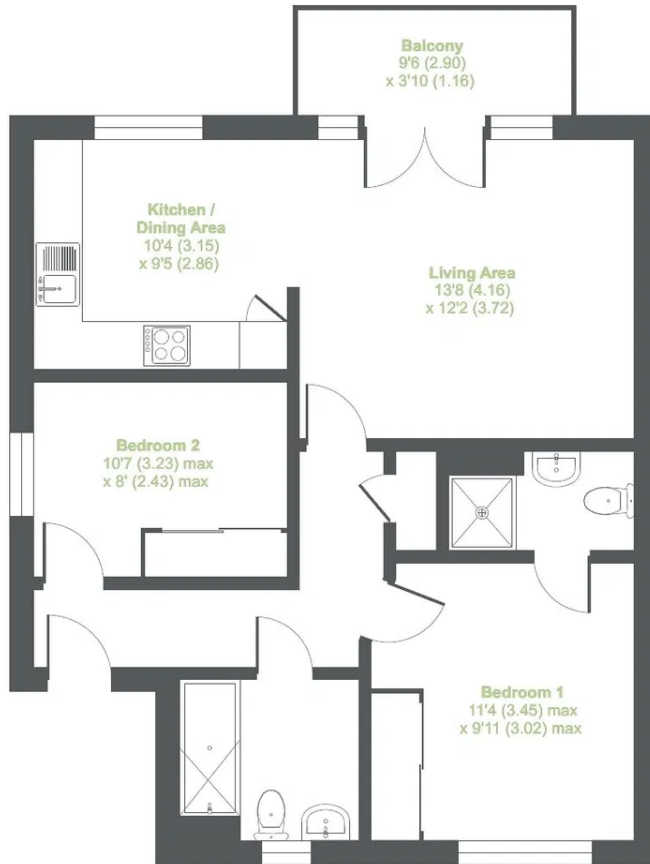
Saddle Way, Andover, SP11

Approximate Area = 658 sq ft / 61.1 sq m

Garage = 194 sq ft / 18 sq m

Total = 852 sq ft / 79.1 sq m

For identification only - Not to scale



THIRD FLOOR

GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Brockenhurst Estate Agents. REF: 1387253



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	



Andover Sales

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