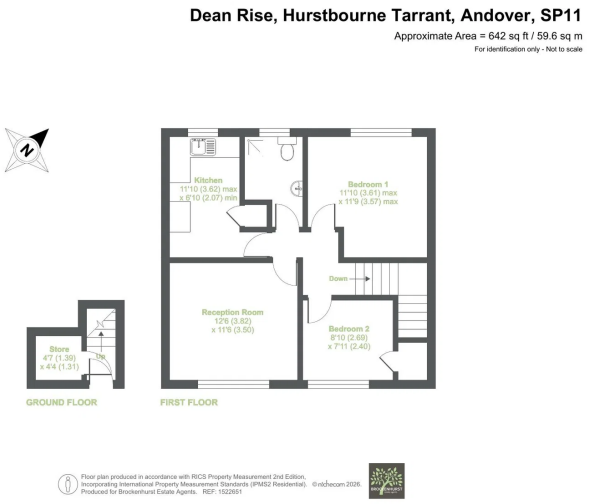
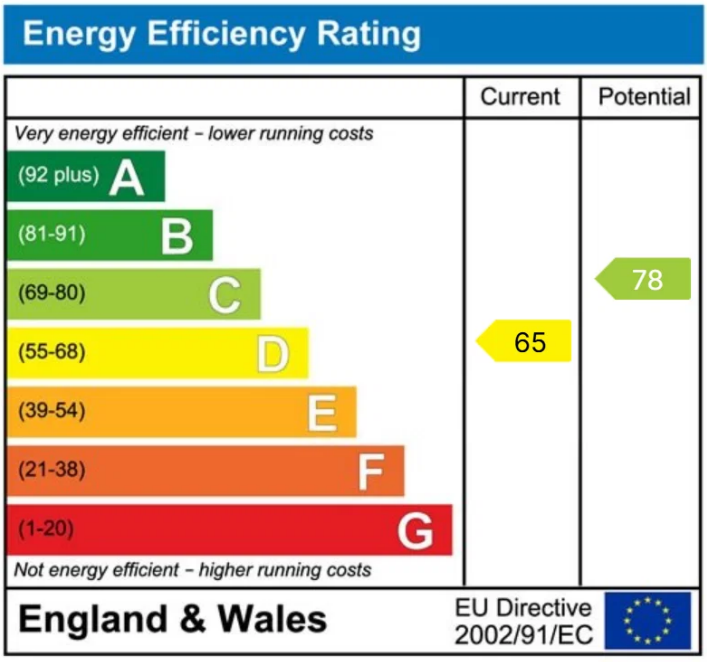


## Dean Rise, Hurstbourne Tarrant, Andover, SP11 0DA

**£170,000**




**Council Tax Band:** B

**Tenure:** Leasehold

**Property Type:** Flat

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

Situated in Dean Rise, Hurstbourne Tarrant, this two-bedroom home offers well-proportioned accommodation, useful ground-floor storage and access to a communal outside area. The property provides plenty of opportunity for its next owner to personalise the interior and make it their own over time. With on-street parking available, it is well suited to first-time buyers, professional couples, downsizers and investors.

The accommodation is primarily arranged on the first floor, where the reception room provides a comfortable setting for everyday living, dining and spending time with family and friends. The separate kitchen is fitted with a range of wall and base units, worktop space and room for everyday appliances.

There are two well-proportioned bedrooms, offering flexible accommodation to suit a range of needs. The principal bedroom provides generous space, while the second could be arranged as a guest room, home office, hobby room or dressing space. Both bedrooms are served by the wet room, which is fitted with a shower, wash hand basin and WC.

On the ground floor, a separate store provides useful additional space for household items, bicycles, gardening equipment or seasonal belongings. Residents also have access to a communal outside area, providing a shared space for sitting outdoors during the warmer months. Parking is available on the street.

With its practical arrangement, versatile second bedroom and useful storage, this home offers plenty of opportunity for its next owner to personalise the interior and make changes over time. It presents a promising option for first-time buyers, professional couples, downsizers and investors looking for a property they can gradually make their own.

The Lease Term is 125 years from 26 September 1994. There are 93 years remaining.

Regular Charges:

Grounds Maintenance - £169.76 Yearly.
Buildings Insurance - £79.77 Yearly.
Ground Rent - £10.00 Yearly.
Sinking Fund - £519.00 Yearly.
Management Fees - £47.62 Yearly.
Communal Repairs - £52.56 Yearly.
Estate Cleaning Services - £15.38 Yearly.


















## Andover Sales

### 1-3 London Street Andover. SP10 2NU

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