



174 Brocade Road, Andover, SP11 6SH  
Guide Price £225,000



## 174 Brocade Road, Andover, Guide Price £225,000

### PROPERTY DESCRIPTION BY Mr Dion McArthur

Welcome to this stunning first-floor flat located on Brocade Road in the charming town of Andover. Built in 2022, this beautifully presented two-bedroom apartment offers a modern living experience with all the comforts you desire.

As you enter, you will be greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The flat boasts two generous double bedrooms, ensuring ample space for rest and relaxation. The upgraded en suite bathroom adds a touch of luxury, while a second well-appointed bathroom caters to the needs of family and guests alike.

The heart of the home is undoubtedly open plan reception room with the fully fitted kitchen, which combines style and functionality, making it a joy to prepare meals. Natural light floods the living spaces, enhancing the overall appeal of this exquisite property.

Step outside onto your private balcony, where you can enjoy a morning coffee or unwind in the evening with a good book. The flat also comes with the added convenience of parking for two vehicles, a rare find in many urban settings.

This apartment is not just a place to live; it is a lifestyle choice, offering a blend of modern design and comfort in a desirable location. Whether you are a first-time buyer, a young professional, or looking to downsize, this property is sure to impress. Don't miss the opportunity to make this beautiful flat your new home.





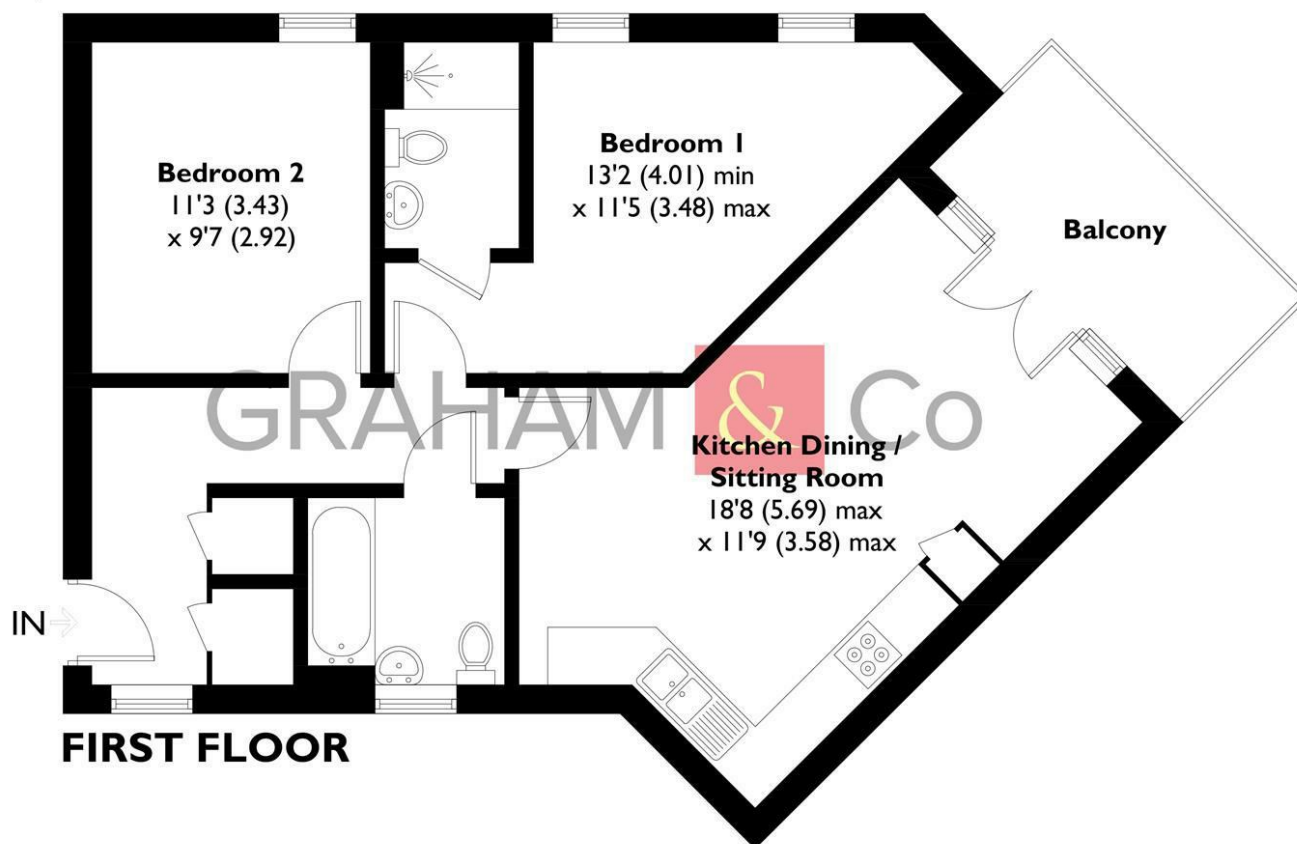
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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





APPROXIMATE GROSS INTERNAL AREA = 702 SQ FT / 65.2 SQ M

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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 (ID1328964)

Produced for Graham & Co

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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (95-100) <b>A</b>                           |         |           |
| (81-94) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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.