



39 GARDEN CLOSE ANDOVER

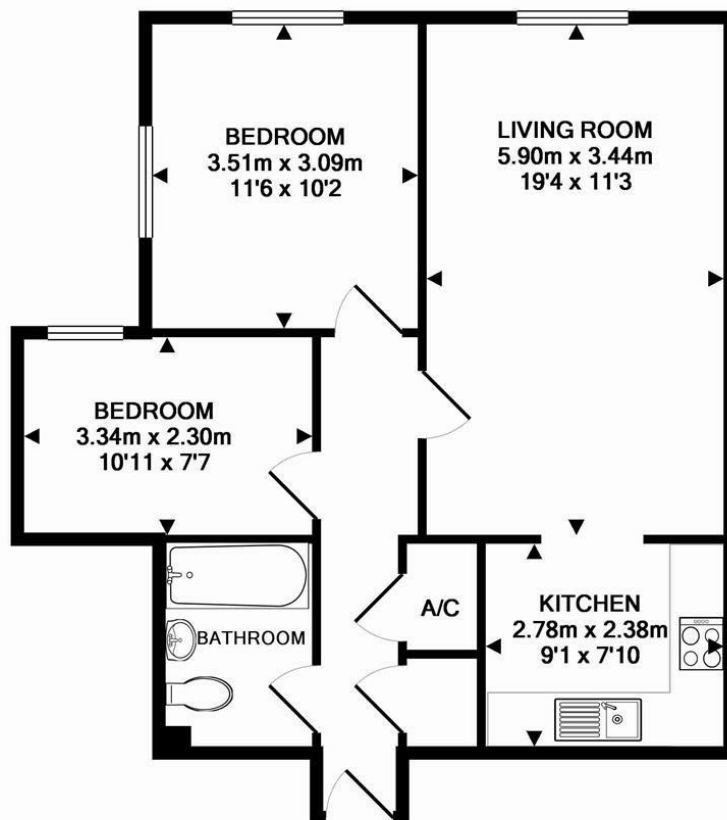
£1,050 Per

Brockenhurst are pleased to present a two bedroom second floor apartment situated within a short walk to Andover town centre. The property is accessed via a communal entrance hall with a security entry system. The apartment offers a spacious sitting room opening into the kitchen. There are two bedrooms and a bathroom with shower over the bath. 1 Parking space included. Council Tax band B.









TOTAL APPROX. FLOOR AREA 57.1 SQ.M. (615 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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