



£85,000
Leasehold

34 High Oaks House, Locks Heath Southampton, Hampshire SO31 6SX



Quick View



1 Bedroom



No Garage



1 Living Room



1 Bathroom



First Floor Retirement Flat



EPC Rating B



Communal Parking



Council Tax Band A

Reasons to View

- It's all about location! This retirement complex is walking distance to Locks Heath Centre with the Library, Doctors, Pub, Coffee Shops, Post Office, and Supermarkets.
- If you fancy being more sociable, a communal lounge is available for activities run by the residents committee.
- For security and peace of mind, the property has a security entrance system, and there is a 24-hour careline. The site manager is available 9am - 4pm Monday to Friday.
- The second-floor south west facing position overlooks the well-kept gardens and the residential cul-de-sac, so you can watch the world go by from your window.
- Freshly decorated in neutral colours, with brand new carpet through out. With a neat kitchen and bathroom, you can just place your furniture down and enjoy living here straight away.
- There is no onward chain, but we await the Grant of Probate before exchange of contracts.

Description

Built in 1985, this well positioned block, built specifically for the over 55's, is perfect for those who want to be close to a host of amenities and a well serviced bus route. There is generous residential parking on a first come, first served basis, and a security intercom entrance for you to vet your visitors. A lift and stairs service all floors, there also has a stair lift fitted for convenience. On entering, you will notice how light and brightly presented the property is, enjoying a south-westerly aspect. The entrance hall has a useful storage cupboard, also housing the hot water tank. The sitting room has a large window overlooking the front gardens, and an archway to the kitchen, which is well-fitted with shaker-style units with a cooker, hob and extractor and space for a standing fridge freezer.

The bedroom has plenty of built-in wardrobe storage, with enough space to add your own freestanding furniture.

The white modern shower suite has tiled walls, toilet, and the vanity wash basin has useful storage for all your lotions and potions. A heated towel rail is fitted too.

Throughout the property are emergency pull cords and Dimplex heaters. Situated opposite the laundry room, doing your washing will be a breeze with allocated time slots, as well as nipping in for the free spaces.

This complex also offers an overnight guest suite for you to invite friends and family to stay. The communal gardens are very well maintained with seating around for you to enjoy the fresh air and watch the comings and goings or enjoying a cuppa with your neighbours.

Offered with vacant possession, this really is a great property in a very convenient location and an early viewing is strongly advised.

Other Information

Probate will be required prior to exchange of contracts; at the time of listing this was not yet applied for but in the hands of the solicitors.

This property is Leasehold with 61 years left of the 99 year lease dated 1985.

We are advised that the annual ground rent is £200.00 (increasing to £300 after 12 years in 2035).

The annual service charge is £2609.20 payable to ENJ Estates, the managing agents.

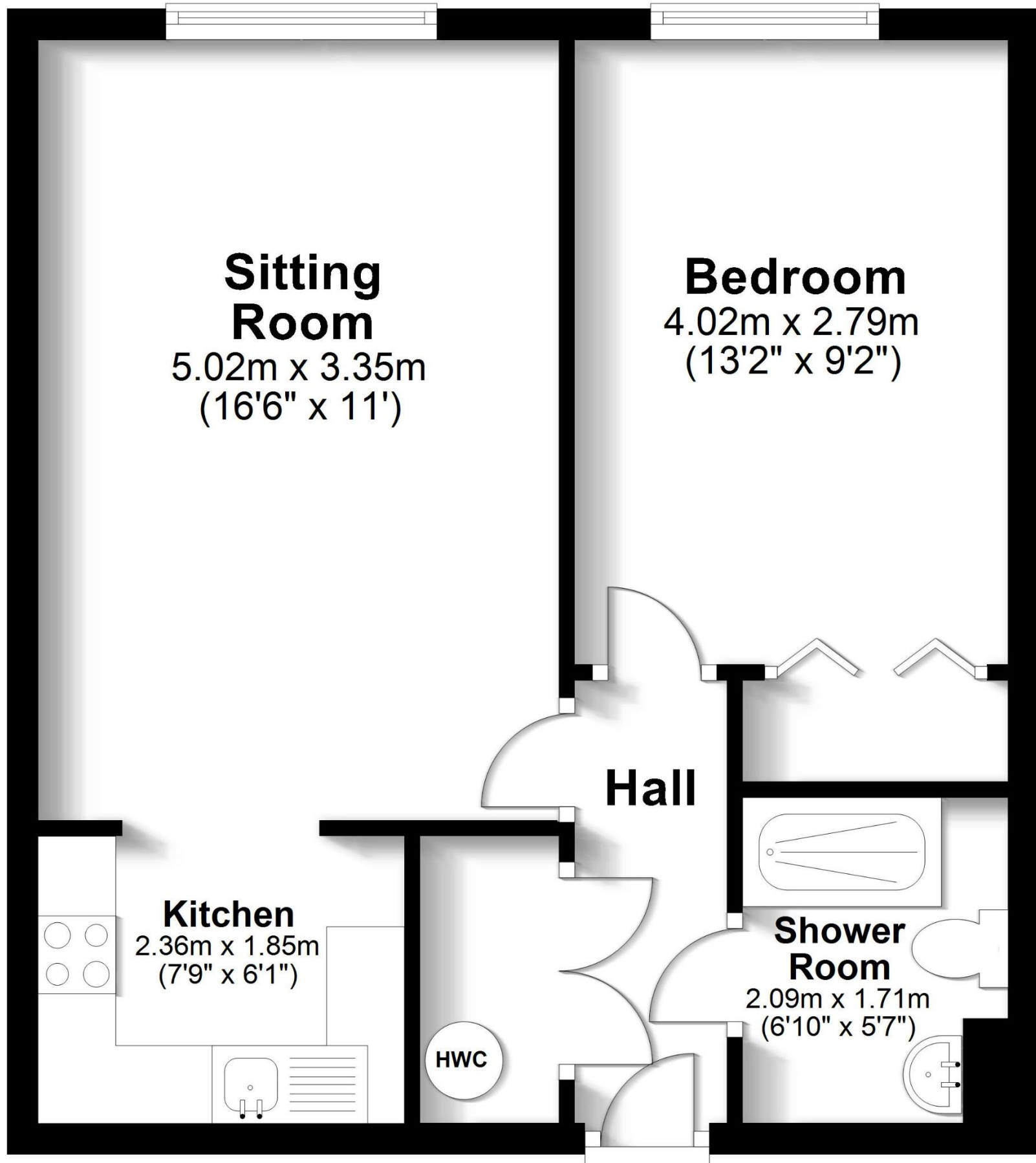
Directions

<https://what3words.com/concluded.fatter.snowmen>

High Oaks House, Locks Heath

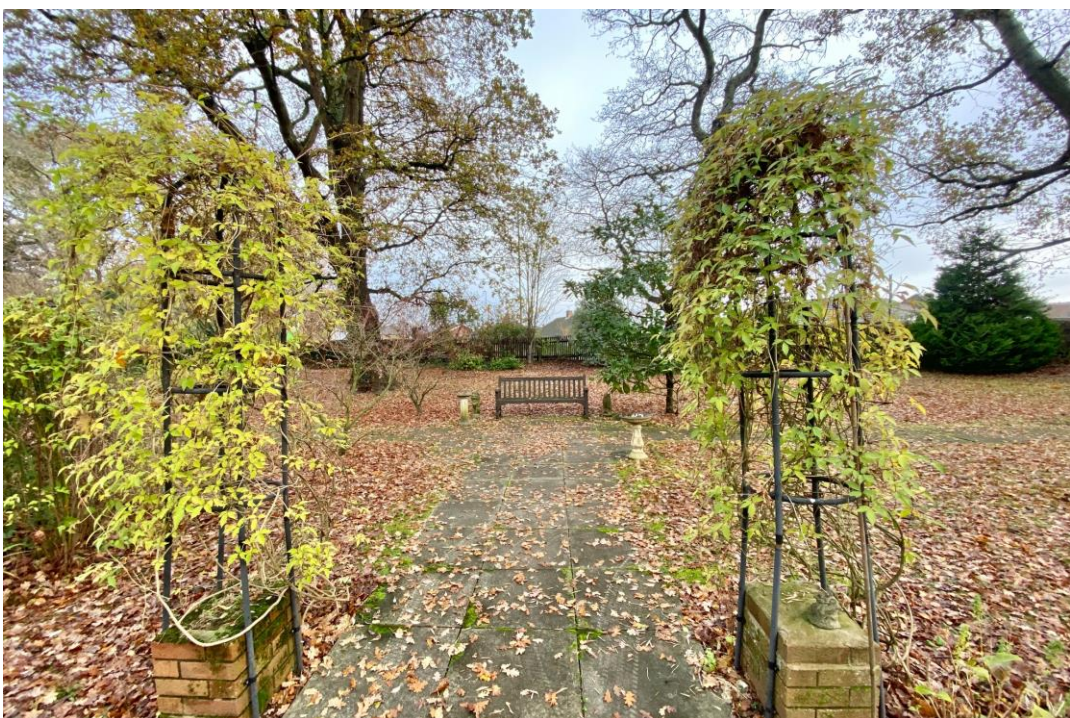
Second Floor Apartment

Approx. 39.8 sq. metres (428.3 sq. feet)



Total area: approx. 39.8 sq. metres (428.3 sq. feet)

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