



**Guide Price £265,000**

Leasehold

## **Flat 5, Flagstaff House, 75 Heath Road**

**Locks Heath, Southampton, Hampshire SO31 6BJ**



## Quick View



2 Bedrooms



No



1 Living Room



2 Bathrooms



Ground Floor Flat



EPC Rating C



1 x Allocated Space



Council Tax Band C

### Reasons to View

- Having two double bedrooms, an ensuite and a main bathroom will mean friends or family can have their own space when they come to stay.
- Enjoying a prime position in the block; on the ground floor and looking out to the front so you can sit and watch the world go by.
- Fantastic location for this two bedroom apartment, just a 5 minute walk to the Locks Heath Centre with all its restaurants, facilities and shops, including Waitrose.
- The open plan living room to the kitchen makes it easy to entertain and chat to guests as you prepare a delicious home cooked meal or dish up a takeaway.
- Built in 2004 there is 100 years left on the lease here with a reasonable service charge of £870 every 6 months
- There is an allocated parking space behind the block plus plenty of spaces to the front for when guests are visiting.

### Description

If you are looking for convenience and security then this smart, two-bedroom ground floor apartment in Locks Heath is worth viewing. According to Google Maps it will take just 5 minutes to walk through to the Locks Heath Centre via Hedera Road opposite so whether it's lunch at the Strawberry Tavern or nipping out to pick up a paper or your morning coffee this could not be a better location.

To the front of the property ample visitor parking is available, you have your own allocated parking space located at the rear of the block. Entrance into the property is via a video entry phone system. There is a small vestibule off the communal hallway then opens into your own hallway, which has an airing cupboard and separate cupboard housing the boiler. Practical wood effect laminate flooring runs through the hall into the kitchen and living room, which in addition to the smooth ceilings creates a lovely modern feel to the apartment.

The main bathroom is half tiled and fitted with a white suite, complete with a heated towel rail. Further down the hallway you will find the master bedroom which has an ensuite with modern white suite and heated towel rail. Please note the freestanding wardrobe in the master bedroom is to remain. The second bedroom is also a good double room.

The living room has plenty of space for a lounge suite as well as a dining table. It is open plan to the kitchen which is fitted with a range of wall and base units with contrasting work tops, there is a built in electric oven with a gas hob and an integrated fridge/freezer with spaces for the washing machine and dishwasher.

### Other information

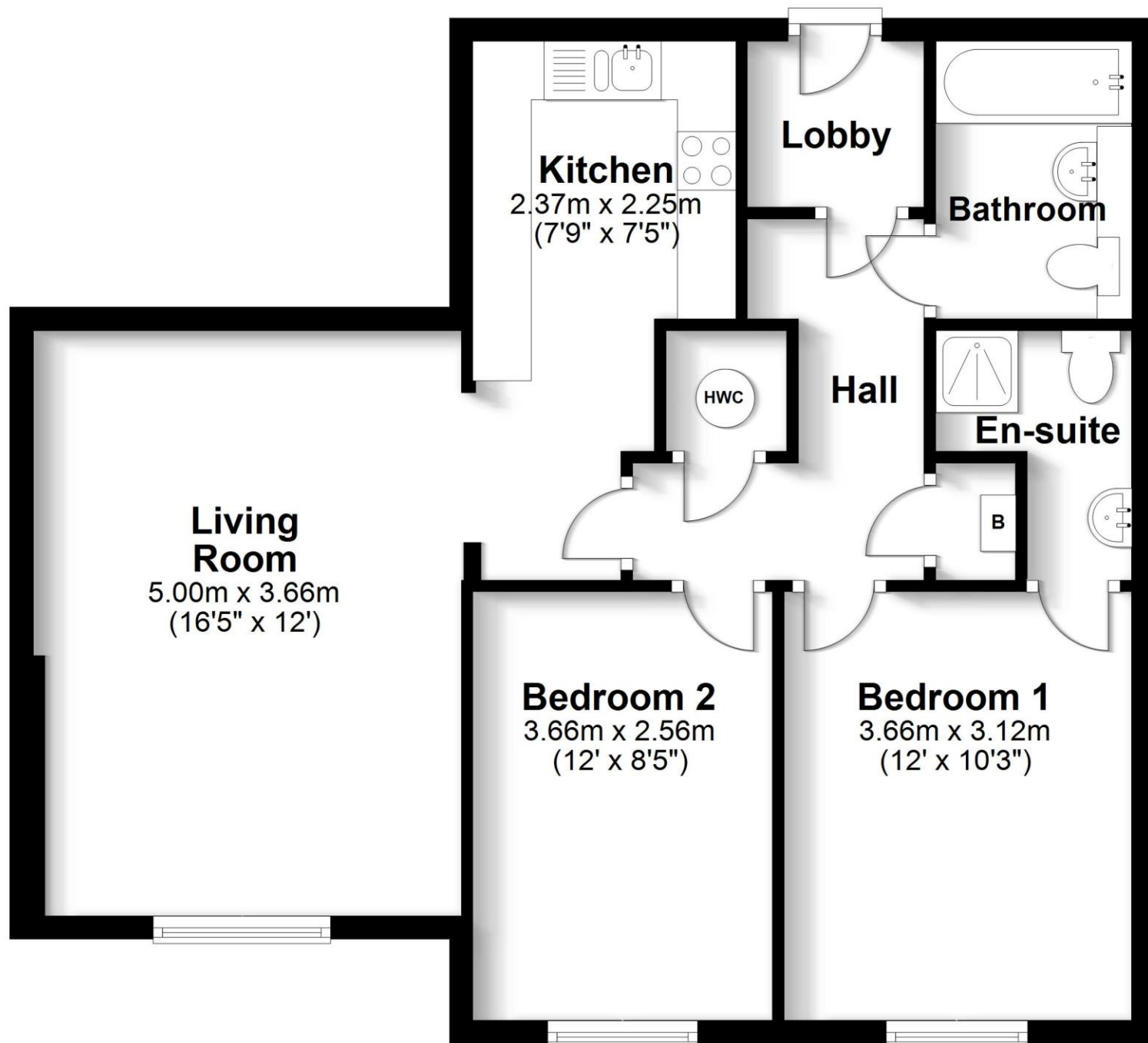
Please note this property is leasehold, the 125 year lease commenced 1st January 2004 with a ground rent of £150 per year. The building is managed by Home Property Management Ltd and there is a service charge of £1,740 per annum. There is no forward chain here. Library photos are being used here.

### Directions

<https://what3words.com/ruffling.staging.skewed>

## Floor Plan

Approx. 63.9 sq. metres (687.8 sq. feet)



Total area: approx. 63.9 sq. metres (687.8 sq. feet)

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