



**Guide Price £100,000**

Leasehold

## **32 High Oaks House, High Oaks Close**

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



## Quick View



1 Bedroom



No



1 Living room



1 Bathroom



Retirement Property



EPC Rating TBC



Unallocated Parking



Council Tax Band B

### Reasons to View

- The Locks Heath Centre is just a few minutes walk away where you'll find Waitrose, chemist, library, newsagent and more.
- Up on the first floor, don't worry there's a lift, you enjoy a good view out through the full-length window and door opening on to a Juliet balcony.
- The fully tiled shower room is nicely kitted out with a walk-in shower and plenty of storage in the fitted storage unit.
- With a manager on site and 24-hour emergency pull cords you can rest assured help will be on hand should you need it.
- The spacious bedroom has built in wardrobes giving plenty of storage, with further storage in the double cupboard in the hallway.
- Unlike many available for sale now the lease on this property has been extended saving you the expense and hassle. There is 118 years left and only a peppercorn ground rent.

### Description

Enjoying a view to the front of the building this one bedroom first floor flat is south/west facing so very light and bright all year round. The full-length window and door mean that even when sitting down you can enjoy watching the comings and goings in the car park and street below.

There is a lift or stairs up from the communal entrance hall which is accessed via a secure entry phone system. Also off the main lobby is a residents' lounge, guest suite for hire for friends or relatives, and the manager's office. On each floor there is a laundry room for the residents use.

Entering the flat there is a very handy double cupboard in the hallway housing the hot water heater with lots of space for the Hoover, coats etc too. The living room is open plan to the kitchen which has a built in oven and hob and space for a fridge/freezer. You should be able to fit a small table and chairs in the living room if you like to have family round for a Sunday roast. As this room faces south/west it can be warm in the summer so there is a vent in the window for an aircon unit, which will be included in the sale.

The bedroom is a generous double room with built in wardrobes, it also looks out to the front of the building. The shower room is nice and modern and fitted with a walk in shower unit for easy access, toilet and vanity wash basin with storage below and to the side for all your perfumes and potions.

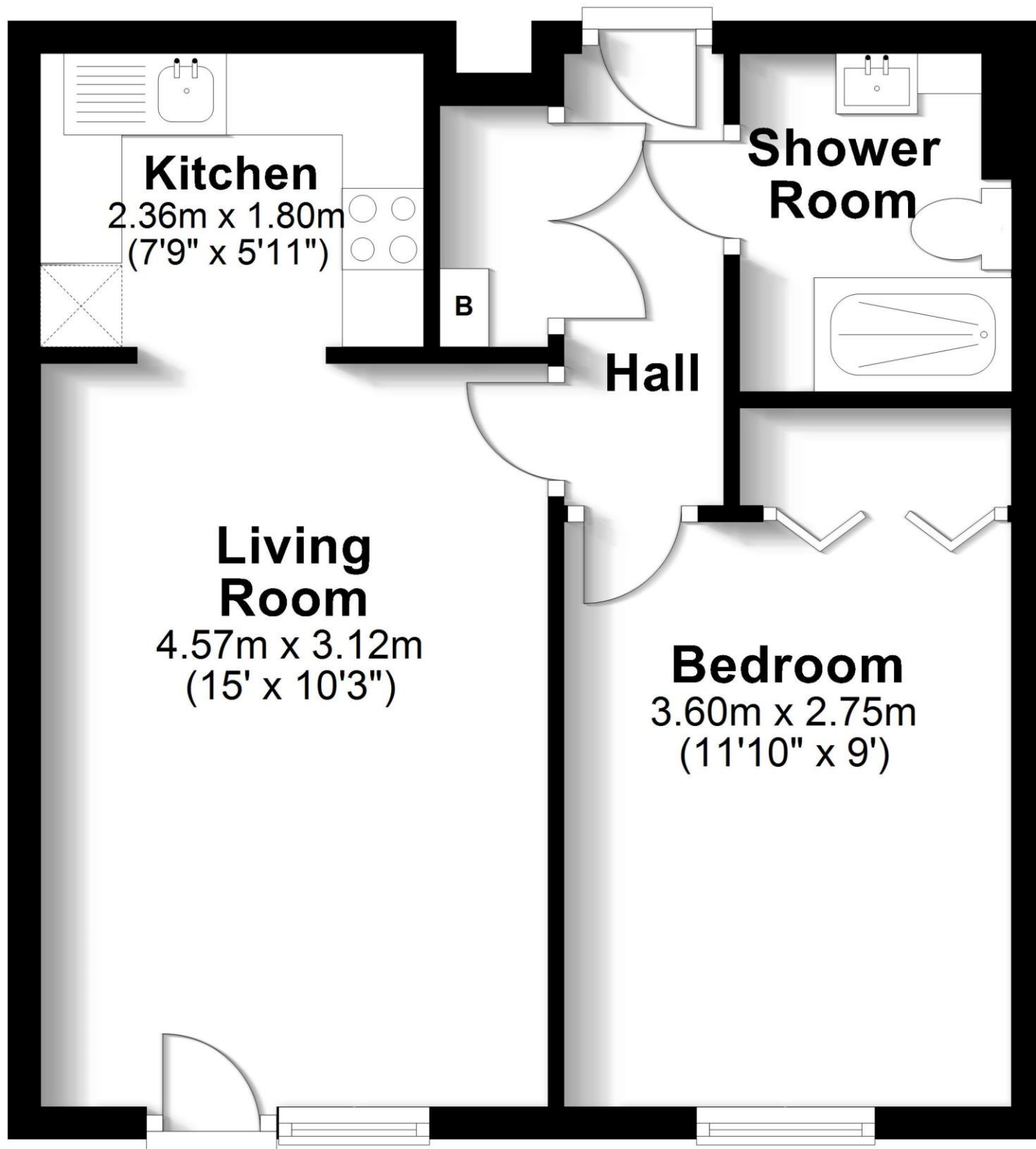
The flat is offered chain free and the extended lease should save a lot of money and legalities. The new 125 year lease commenced 05/07/2018. The managing agents are Centrick and there is a quarterly service charge of £632.16 which we understand is fixed until 2028.

### Directions

<https://what3words.com/tightest.grapevine.minds>

# Floor Plan

Approx. 38.4 sq. metres (413.2 sq. feet)



Total area: approx. 38.4 sq. metres (413.2 sq. feet)

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