

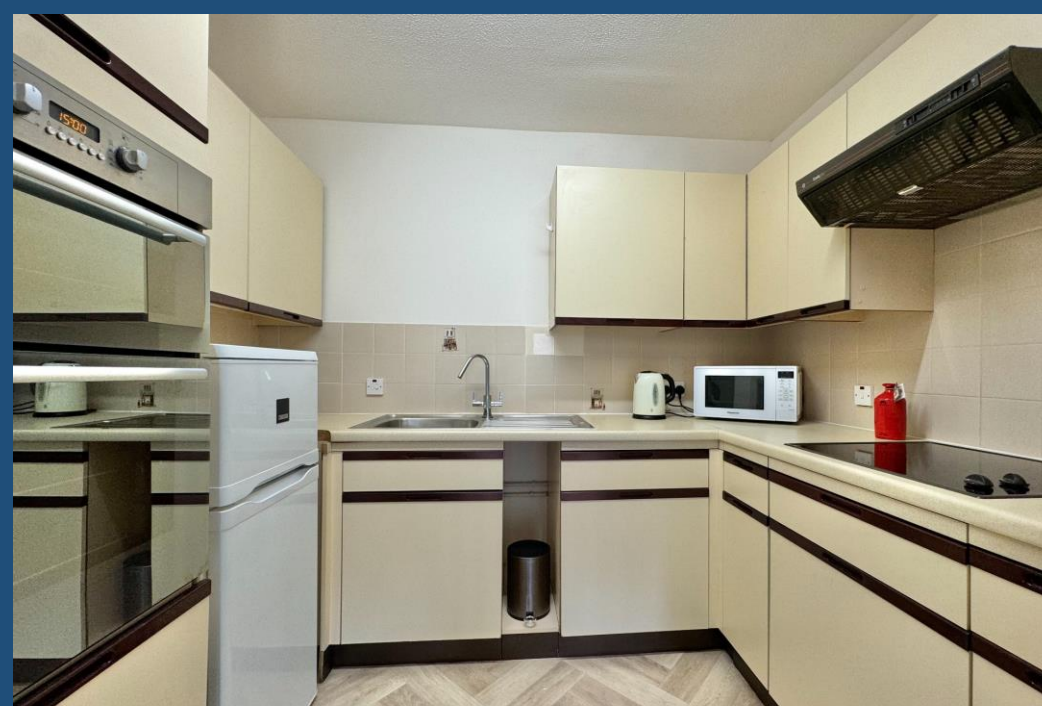


Guide Price £150,000

Leasehold

15 Old Common Gardens, Locks Heath

Southampton, Hampshire SO31 6AX



Quick View



1 Bedroom



No



1 Living Room



1 Bathroom



Retirement Property



EPC Rating C



Un-allocated Parking



Council Tax Band A

Reasons to View

- This ground floor apartment has a full-length window and door directly out to the communal gardens, you can sit and watch the world go by.
- Enjoy peace of mind and a sense of security in this over 60's retirement development with a manager on site and 24 hour emergency contact.
- The south facing aspect makes for a light, bright living space, with a fitted sun awning to give some shade in the height of the summer.
- Offered with no forward chain, you could soon be settled in and planning how to make this home your own.
- Nip across to the Locks Heath Centre and Waitrose without having to cross a road, a private gate gives access to a footpath to the centre.
- Immaculately presented and recently redecorated you can move straight in here and relax.

Description

Positioned just off the main entrance you won't have to trek down long corridors to reach your front door. This must surely be the perfect position within the block, situated on the ground floor, facing south and with a door straight out to the gardens.

In the hallway there are double storage cupboards, one housing the hot water tank, the other perfect for coats or the Hoover. Doors lead off the other rooms and into the living room. Even on the gloomiest day the full-length window and door will ensure that natural light floods in and you'll have a room with a view. An arch opens into the kitchen, which benefits from newly laid flooring, a built-in double oven, halogen hob and plenty of cupboard storage.

The bedroom also enjoys a southerly aspect, it has built in wardrobes to one wall and there is plenty of room for a double bed and other furniture. The bathroom has a white suite with low bath and shower over, again with newly laid flooring.

The development itself is for the over 60's only, there is a good sense of community with a residents' lounge with some organised events if you wish to be sociable. There is also a laundry room and guest room available to hire for visiting family or friends. With Locks Heath Centre shops, Library, Doctors and the bus terminal just moments away there are few locations that could offer such convenience, especially for those without a car.

The communal gardens are well maintained for residents to enjoy and there is parking available on a first come, first served basis. There is no forward sales chain to delay a sale so if you are keen to secure your next home, please call us to arrange an appointment to view.

Other Information

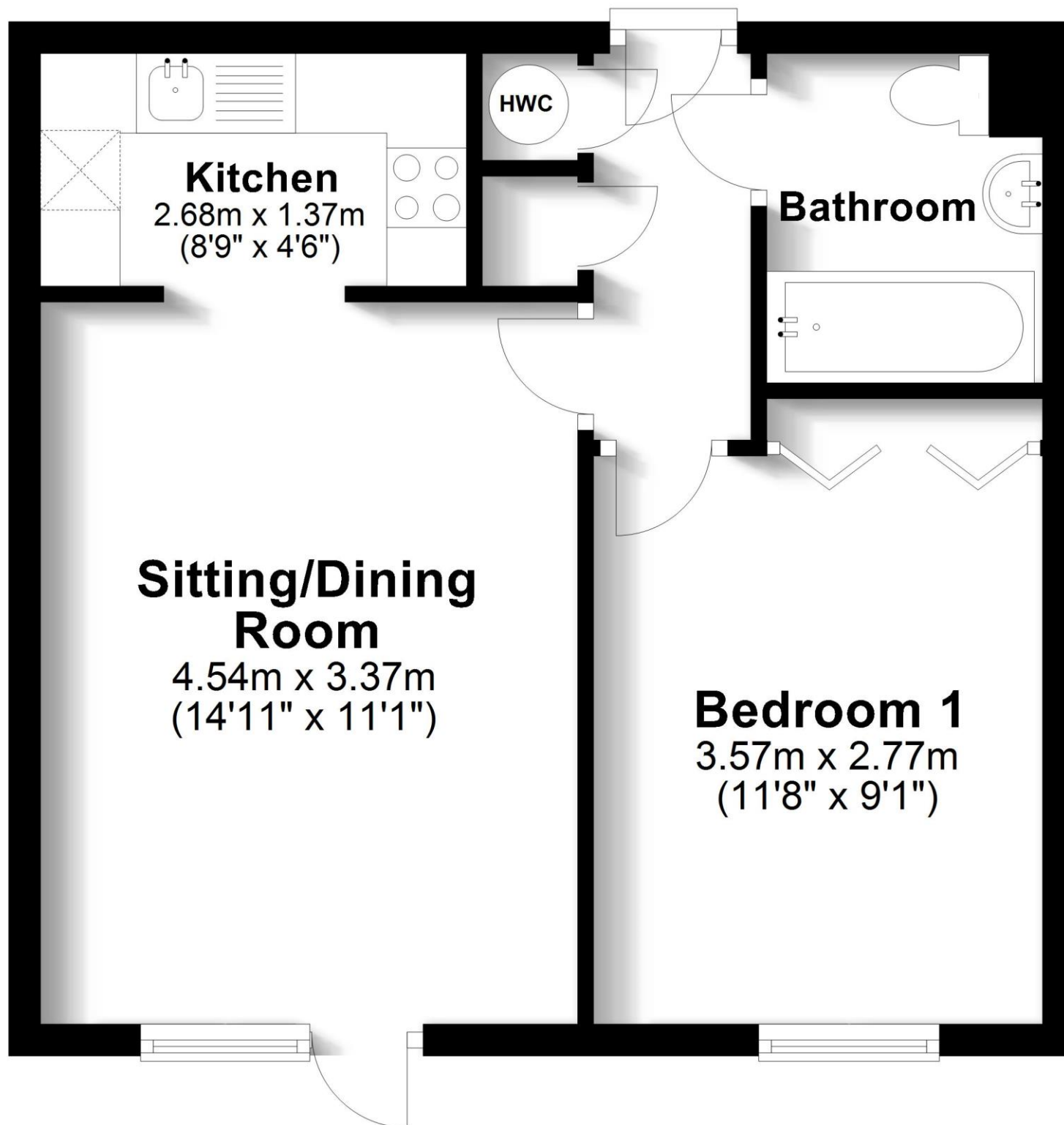
This property is Leasehold with 88 years left of the 125 year lease dated 24/06/1987. We are advised that the annual ground rent is £75 (increasing to £100 in 2037). The annual service charge is £2,676 payable to Grange Property Management.

Directions

<https://what3words.com/husky.fund.issue>

Floor Plan

Approx. 36.3 sq. metres (390.5 sq. feet)



Total area: approx. 36.3 sq. metres (390.5 sq. feet)

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