



**£375,000**  
Leasehold

**3 Paxton Court, Locks Heath**  
Southampton, Hampshire SO31 6BH





## Quick View



2 Bedrooms



No Garage



1 Living Room



2 Bathrooms



First Floor Flat



EPC Rating B



One Allocated Parking Space



Council Tax Band D

## Reasons to View

- A very secure and desirable exclusive gated development just over half a mile from Locks Heath shopping centre with its Library, Doctors and eateries.
- A perfect property for downsizing, a lock up and leave, or for those looking for single level living.
- Fantastic amount of space on offer here with almost 950 Sq ft to enjoy.
- A south-westerly aspect sitting room makes the most of the sunsets.
- Every room has at least one window, so even on a dull day, this really is a light and bright apartment which you will enjoy coming home to.
- Storage is in abundance here! Both bedrooms have enough wardrobe space for the different seasons.

## Description

Such a great location! Situated in a private gated development which has plenty of visitors' car parking, and your own space just outside the front door; perfect for your weekly shop. Electric security gates open into the development of four blocks, which share the manicured gardens. This well kept feel continues into the communal areas of the building, which has a security entry system, so you can vet your visitors, before inviting them up via the stairs or lift to the first floor.

A generous hallway welcomes you, with plenty of space to hang your coats and kick off your shoes, and space to hide the vacuum cleaner with two cupboards.

The sitting / dining room is triple aspect with an attractive bay window and a wonderful space to enjoy entertaining your dinner guests with plenty of space for a large table as well as your comfy sofas. The kitchen is a sociable space too with an open plan feel, so you don't feel disconnected or 'stuck in the kitchen'. There are plenty of units here; and a Quooker tap, a replaced oven and five ring induction hob will have you cooking up a storm in no time. Windows overlook the gardens and security gates so you can keep an eye out for your visitors and buzz them in! The combination Vaillant boiler has also recently been installed.

The main bedroom is a delight, with his and hers double wardrobes, plus another with shelving. And a bay window ideal for your dressing table. The ensuite bathroom is a modern bright white suite with a corner shower cubicle. The main shower room is fitted with a double shower with neat tiling and a vanity wash basin for all your lotions and potions. Bedroom two is also a double with a double wardrobe and overlooks the front gardens.

We feel that this apartment is not to be missed! A full video tour is available on our website, but a viewing in person will bowl you over.

## Other Information

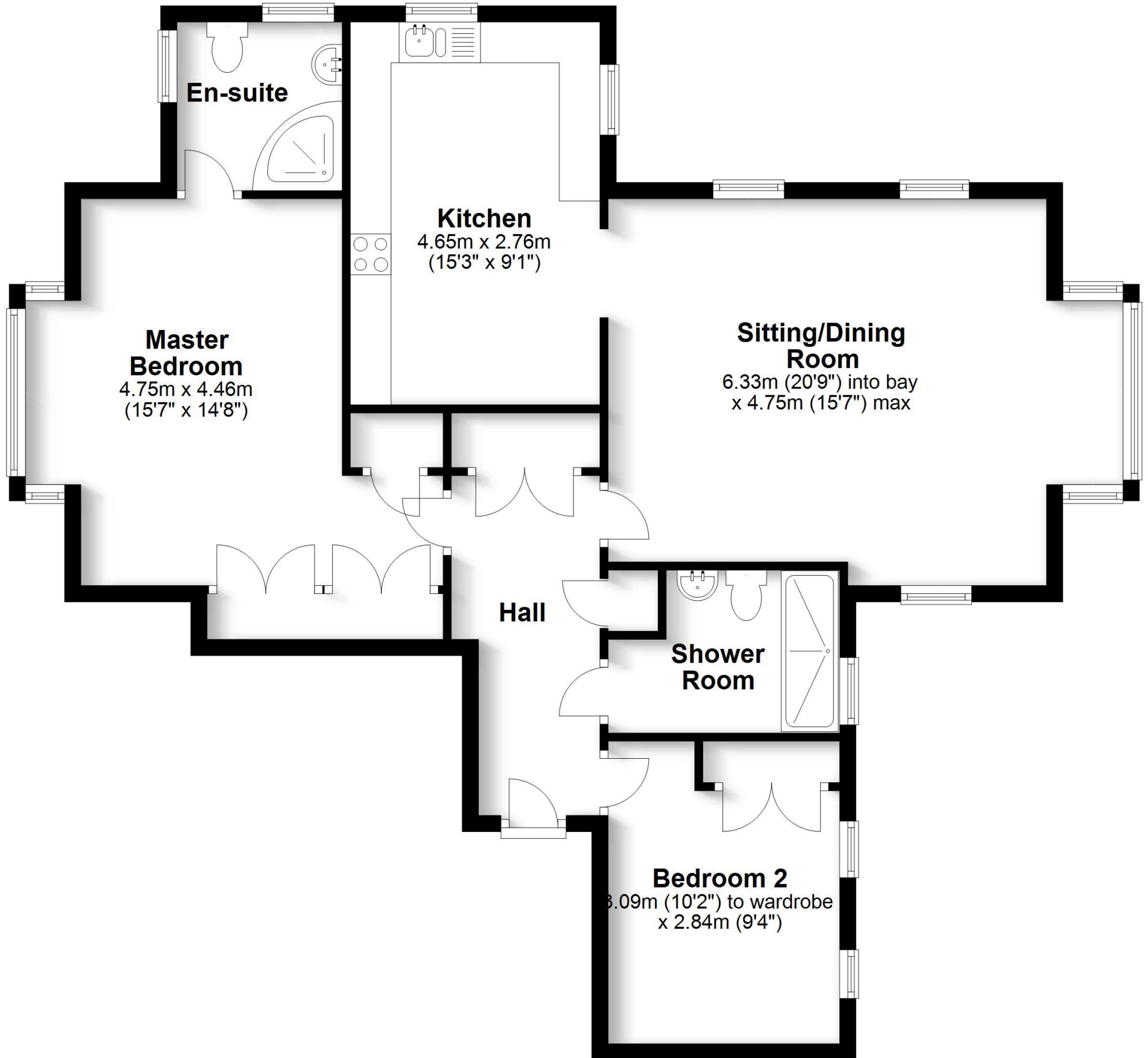
This property is Leasehold, the lease term is 125 years from 2005. The ground rent is £250 per annum reviewed every 25 years. The building is managed by Denfords and the service charge is currently £1,983 paid in two instalments on a six monthly basis.

## Directions

<https://what3words.com/table.sharpens.splashes>

## First Floor

Approx. 88.2 sq. metres (949.6 sq. feet)



Total area: approx. 88.2 sq. metres (949.6 sq. feet)

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