



**£85,000**  
Leasehold

**46 High Oaks House, High Oaks Close**  
Locks Heath, Southampton, Hampshire SO31 6SX





## Quick View



1 Bedroom



No Garage



1 Living Room



1 Bathroom



Retirement Property



EPC Rating D



Communal Parking



Council Tax Band A

## Reasons to View

- Location is everything here - so convenient for Locks Heath Shopping Centre for your everyday needs with the Doctors surgery within walking distance too.
- Offering a neutral décor throughout, you can place your furniture down and enjoy the security of living here from day one.
- With a manager on site and a 24 hour pull cord, you can rest assured that help will be on hand if you should ever need it.
- There's lots of space in the communal car park, plus the buses run from the shopping centre if you fancy a trip out.
- The modern tiled shower room is fitted with a crisp white suite and loads of storage for your lotions and potions.
- Enjoy watching the beautiful sunsets as this flat is west facing, as well as being bright and airy.

## Description

A very popular retirement block ideal for the over 55's who want to be super close to local amenities and enjoy the company of others in the communal lounge with weekly activities. There's even a guest suite available if you would like friends and family to visit overnight.

This flat is on the top floor, and can be accessed by a lift, stair lift or the stairs for those who are sprightlier. The décor is light, bright and airy, and with an outlook over the front, you can watch the activity of your neighbours coming and going.

The front door leads into the hallway which has a large storage cupboard ideal for coats, shoes and your vacuum cleaner. The modern shower room is tiled and well-fitted with a double shower and vanity basin with additional storage.

The generous sitting room looks over the front and has an archway to the kitchen which is well-fitted with crisp white gloss units with an integrated oven, hob & extractor. The washing machine and fridge freezer are also included.

The double bedroom has a double wardrobe with mirror-fronted sliding doors.

Outside, the gardens are well-established with mature shrubs and trees, and areas of lawn to enjoy, with bench seating scattered around. Parking is ample, on a first come, first served basis.

Please take a look at the full video tour on our website and call our office to arrange a viewing in person.

## Other Information

99 year lease commenced - 1986. Ground Rent is £200.00 Per annum, increasing to £300.00 in 2036. The quarterly service charge is £632.16

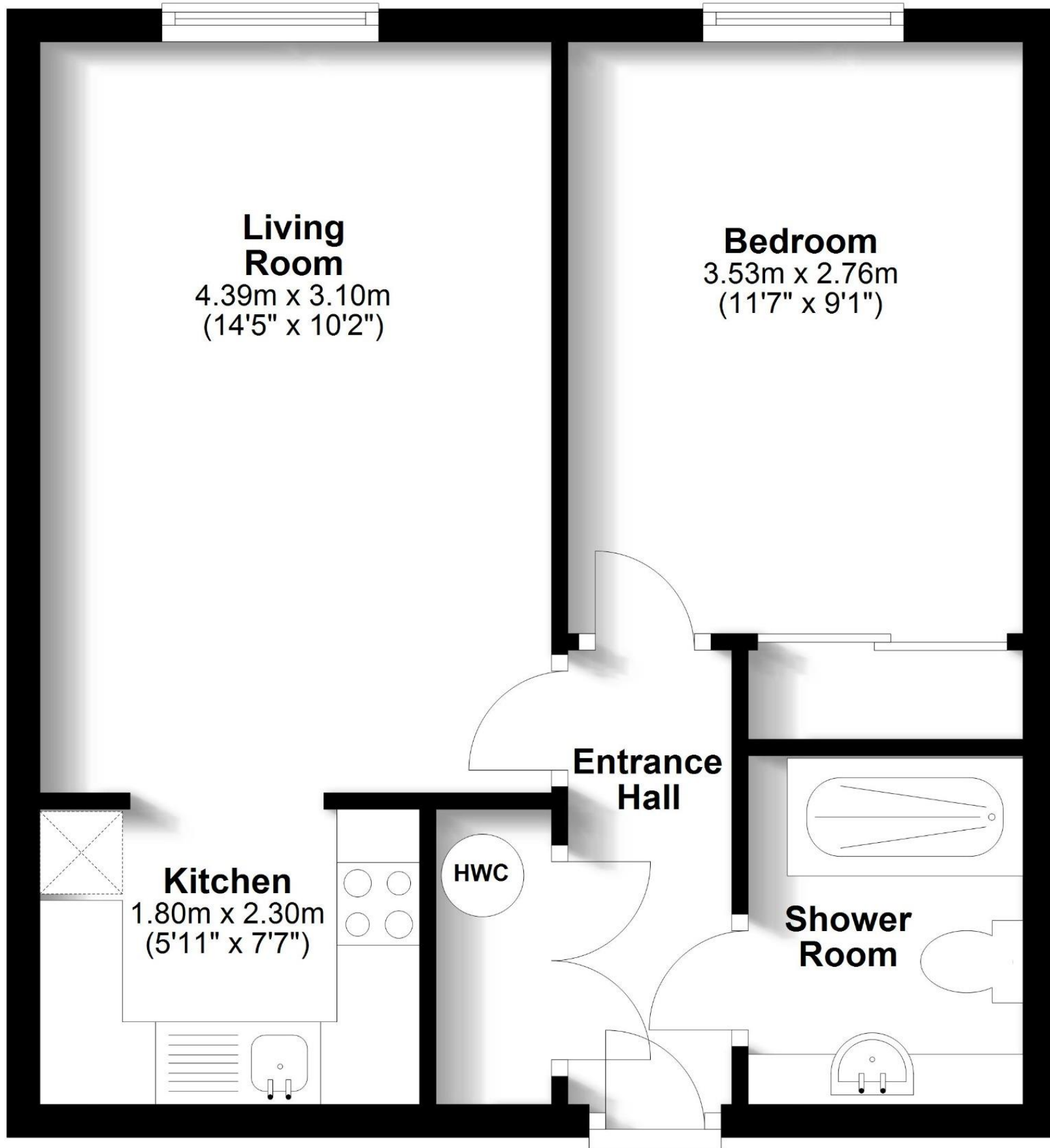
The development is for residents over 55 years of age. Unfortunately, pets are not allowed here.

## Directions

<https://what3words.com/mailling.secures.subtitle>

## Second Floor

Approx. 37.7 sq. metres (406.1 sq. feet)



Total area: approx. 37.7 sq. metres (406.1 sq. feet)

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