



ASKING PRICE

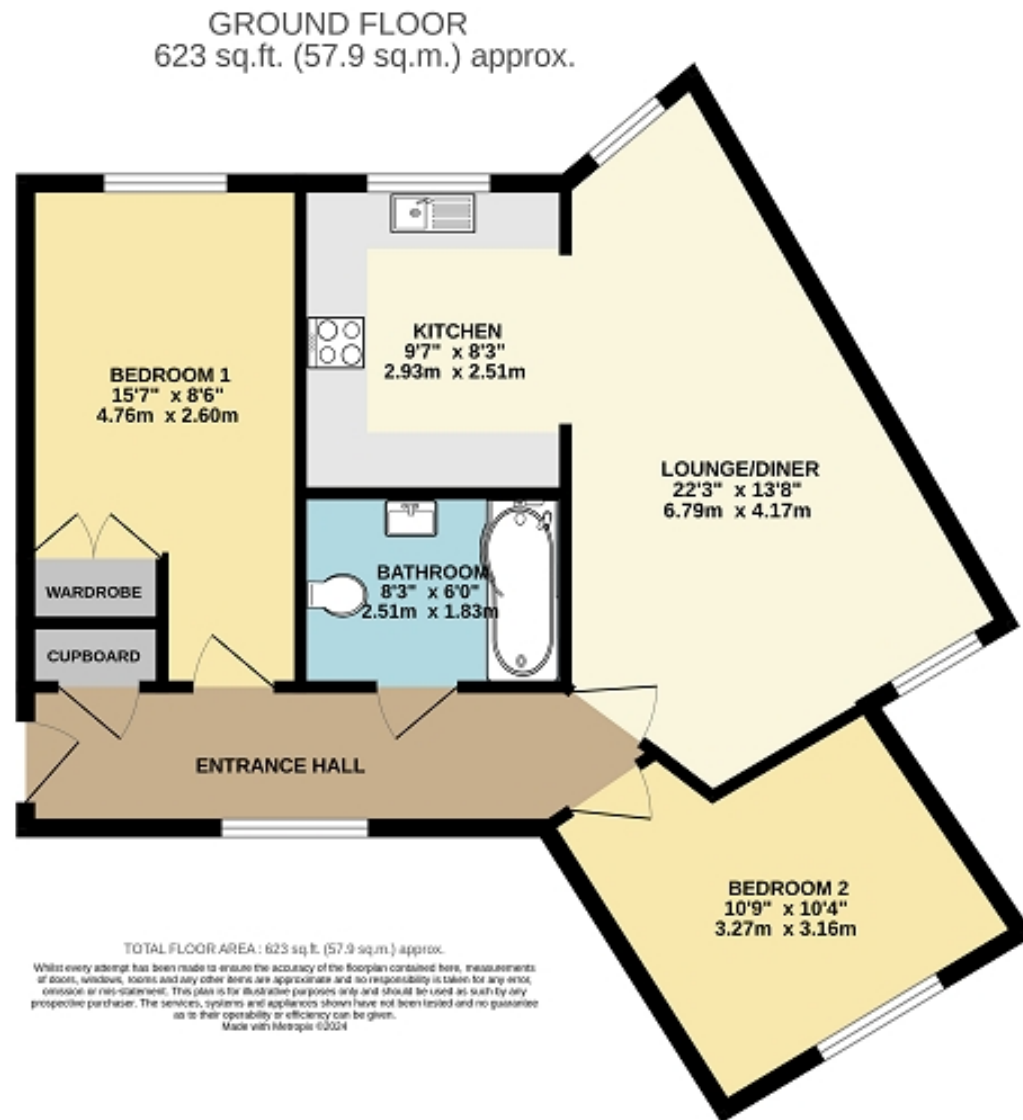
£200,000

Leasehold

25 Cavendish Drive, Locks Heath, SO31 6BN

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



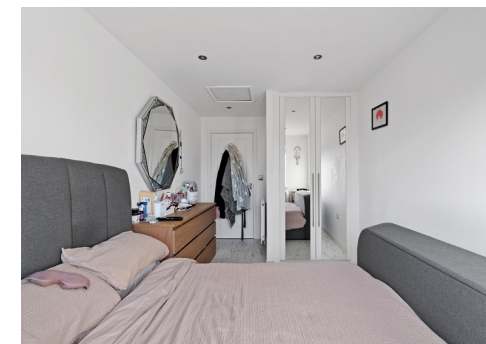
25 Cavendish Drive, Locks Heath, SO31 6BN

2 Beds - 1 Baths

Brambles are delighted to market this modern, two bedroom, top floor apartment. Ideally located within walking distance of Locks Heath Centre.

FEATURES

- A well presented two bedroom top floor apartment
- Modern open plan living / kitchen / dining room
- Secure entry intercom
- Two allocated parking spaces
- Conveniently situated within walking distance of Locks Heath shopping village



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

BRAMBLES ESTATE AGENTS

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Bursledon | Warsash | Mayfair



Welcome to this dual aspect, two bedroom apartment located on the top floor of a modern block of apartments. Conveniently located on the Strawberry Fields development, within walking distance of the local amenities at Locks Heath Shopping Centre.

This immaculate apartment benefits from an open plan living/ kitchen/dining room with the kitchen benefiting from built in appliances. There are two bedrooms and a modern three piece bathroom all finished to a high standard. With an outlook over a communal playground, other benefits include gas central heating, double glazing throughout and allocated parking for two vehicles.

Enquire now to book a viewing as we dont anticipate this property being on the market for very long.



Outside

Communal stairway with lighting leads to apartment on the second floor. Two allocated parking spaces. Overlooks a communal green space with childrens play park.

Hallway (4' 4" x 19' 7") or (1.33m x 5.96m)

Front door. UPVC double glazed window. Laminate flooring. Skirting boards. Inset spots. Radiator with independent thermostat. Secure entry intercom. Doorways leading to all rooms. Storage cupboard with access to RCD breaker switches.

Living/Dining Room (22' 3" x 13' 8") or (6.79m x 4.17m)

Dual aspect UPVC double glazed windows. Laminate Flooring. Skirting boards. Two radiators with independent thermostats. Space for dining table and chairs. Inset spots. Opening leading to kitchen.

Kitchen (9' 7" x 8' 3") or (2.93m x 2.51m)

UPVC double glazed window. Laminate flooring. Matching wall and base units. Ample worksurfaces. Stainless steel sink and half with drainer and chrome mixer tap. Integrated electric oven and four point induction hob with stainless steel extractor hood above. Integrated washing machine, dishwasher and fridge freezer. Inset spots. Wall unit housing the combi boiler.

Bedroom One (15' 7" x 8' 6") or (4.76m x 2.60m)

Wooden panel door with chrome fittings. UPVC double glazed window. Laminate flooring. Skirting boards. Two radiators with independent thermostat. Inset spots. Double wooden doors provide access to built in wardrobe with shelving and hanging space.



Bedroom Two (10' 4" x 10' 9") or (3.16m x 3.27m)

Wooden panel door with chrome fittings. UPVC double glazed window. Laminate flooring. Skirting boards. Inset spots. Radiator with independent thermostat.

Bathroom (6' 0" x 8' 3") or (1.83m x 2.51m)

Wooden panel door with chrome fittings. Part tiled walls. Laminate flooring. Low level WC with cistern. White hand wash basin with chrome tap and vanity drawers below. White panel bath with sliding glass shower screen all mounted chrome shower attachment. Chrome ladder style heated towel rail. Wall mounted Inset spots. Extractor fan.

Other

Fareham Borough Council Tax Band B £1604.87 2024/25 charges
Vendors position - Found

115 years remaining on the lease
Ground rent charge approx. £250 PA
Service charge approx. £1,630.76 PA
Estate management charge approx. £250 PA



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