



BRAMBLES

ASKING PRICE

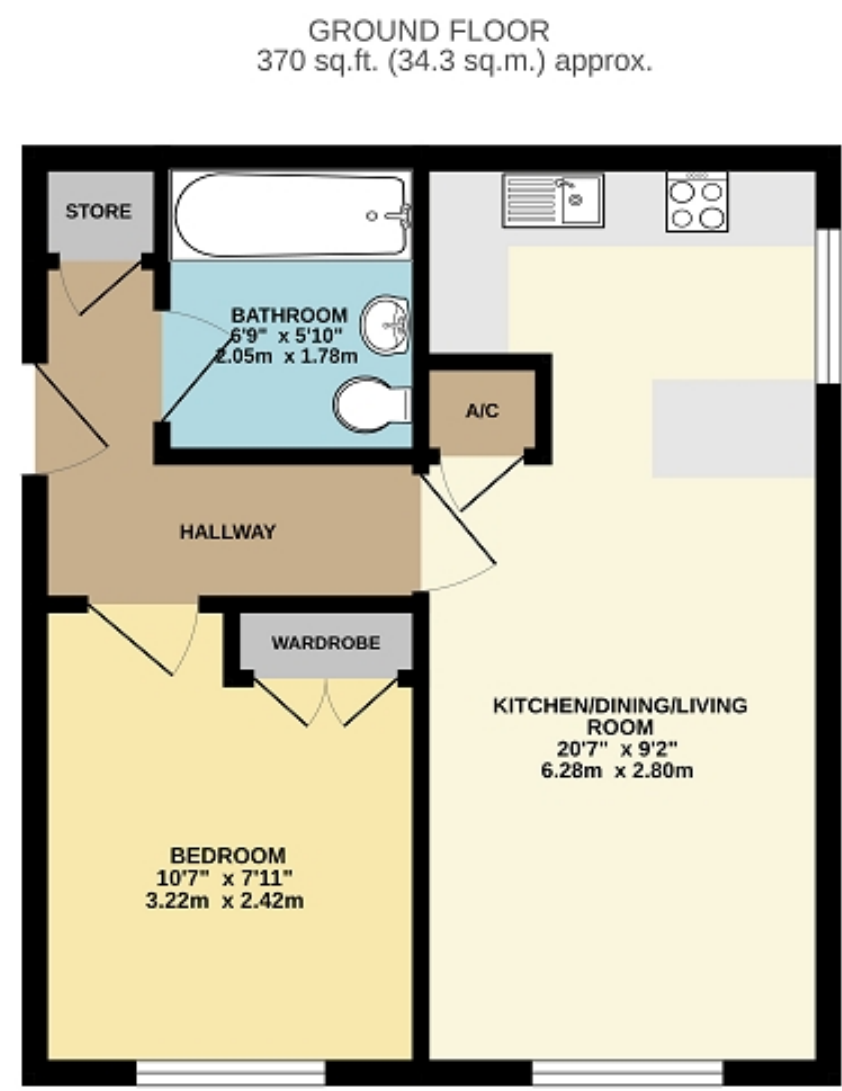
£135,000

Leasehold

Yarrow Way, Locks Heath, SO31 6TJ

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



TOTAL FLOOR AREA : 370 sq.ft. (34.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metapix 6/2025



Yarrow Way, Locks Heath, SO31 6TJ

1 Beds - 1 Bath

Welcome to Saffron Court; A one bedroom, ground floor flat with allocated parking. Conveniently situated close to the local amenities of Locks Heath. Being offered with no onward chain.

FEATURES

- One Double Bedroom
- Spacious open-plan kitchen, living & dining area
- Secure entry system with intercom access
- Allocated parking space for one vehicle
- Well-maintained communal grounds and bin stores
- Convenient location close to the local amenities of Locks Heath
- No onward chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	53	
(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
5 Brook Lane, Warsash
Southampton, Hampshire
SO31 9FH

MAYFAIR OFFICE
15 Thayer Street
London
W1U 3JT

BRAMBLES ESTATE AGENTS
Portsmouth Road, Lowford
Bursledon, Hampshire
SO31 8EQ

Email: enquiries@brambles-estateagents.com
brambles-estateagents.com
Bursledon | Warsash | Mayfair



Located in a peaceful residential area, this property offers convenient access to local shops, amenities, and leisure facilities. Saffron Court enjoys a well-maintained community environment and benefits from excellent transport links to the surrounding areas of Locks Heath, Park Gate and Warsash.

Located on the ground floor, this apartment comprises of one bedroom, one bathroom and a spacious open plan kitchen/ dining/living room with some integrated appliances. Adding to its appeal, the apartment benefits from one allocated parking space and is being offered with no onward chain.

This property offers ground floor living in a well-connected area. Perfect for first time buyers, downsizers seeking single-level living, or investors looking for a low-maintenance rental opportunity.



Bedroom (10' 7" x 7' 11") or (3.22m x 2.42m)

Double glazed window to side. Carpet . Skirting boards. Electric radiator. Double fitted wardrobe.

Kitchen/Living/Dining Room (20' 7" x 9' 2") or (6.28m x 2.80m)

Double glazed window to side. Carpet. Skirting boards. Electric radiator. Storage cupboard housing the water tank. Opening to kitchen. Base and wall units. Work surfaces. Stainless steel sink with chrome tap. Double glazed window to side. Integrated electric oven and four-point electric hob. Space and plumbing for washing machine and space for under counter fridge and freezer.

Other

149 years remaining on lease.
Service charge circa £1409 per annum.
No onward chain.



Communal Areas

Well lit lobby with secure entry intercom leads to flat on ground floor. Allocated parking. Bin stores.

Hallway (7' 9" x 8' 9") or (2.36m x 2.66m)

Carpet. Skirting boards. Intercom system. Storage cupboard housing the breaker switches. Doorways leading to all rooms.

Bathroom (6' 9" x 5' 10") or (2.05m x 1.78m)

Vinyl flooring. Half tiled walls. White panel bath with chrome taps. Wall mounted electric shower. White pedestal wash based with chrome taps. Low level WC with cistern. Extractor fan.



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.