



High Oaks House, High Oaks Close, Locks Heath, Southampton, SO31 6SX

welcome to

High Oaks House High Oaks Close, Locks Heath Southampton

A well-presented one-bedroom retirement flat in the heart of Locks Heath. This property offers access to a communal lounge, convenient laundry facilities, and the reassurance of an on-site estate manager. Perfectly designed for comfortable and independent living in a supportive community.



Agents Notes

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies.

Entrance Hall

Storage heater, carpeted flooring, storage cupboards, water heater.

Lounge

15' x 16' 2" max (4.57m x 4.93m max)

Free standing electric fire and surround, carpeted flooring, double glazed windows to rear, overlooking communal gardens, storage heaters, archway to kitchen.

Kitchen

7' 9" x 5' 11" (2.36m x 1.80m)

Integrated cooker and hob, modern storage, fridge/freezer, "Franke" sink with drainer, H/C mixer taps, laminate flooring.

Bedroom 1

Built in double wardrobes, carpeted flooring, storage heater, emergency pull cord, built in "Sharps" sideboards with matching dressing table and storage, double glazed windows to rear, view of communal garden.

Bathroom

W/C, carpeted flooring, large hand basin with storage, hot/cold taps, heated towel rail, emergency pull cord, walk in shower enclosure, extractor fan.

Special Features

Stannah stair lift, door entry system, 24 hour emergency call service. estate manager onsite, communal laundry area. Service charge paid until April 2025 and ground rent paid until 2026. communal garden and parking.



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- Ground Rent Paid until 2026
- Service Charge Paid until July 2025
- Emergency Call Service
- Over 55's
- Laundry Room

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 2608.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 59 years from 20 Jan 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£75 000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEE105772 - 0010

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