

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



welcome to

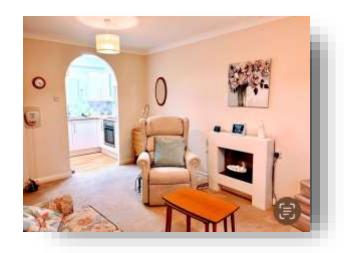
High Oaks House High Oaks Close, Locks Heath Southampton

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 unitl April 2025 and ground rent paid until 2026. communal garden and parking.





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High Oaks House High Oaks Close, Locks **Heath Southampton**

- Ground Rent Paid until 2026 ٠
- 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





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Property Ref: HEE105772 - 0010 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

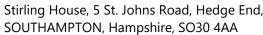
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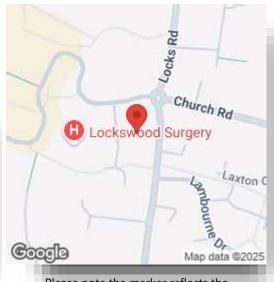
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Please note the marker reflects the postcode not the actual property