



Flat 10, 25 Cavendish Drive, Locks Heath, SO31 6BN

Asking Price £210,000





Cavendish Drive |  
Locks Heath | SO31 6BN  
Asking Price £210,000

W&W are delighted to offer for sale this well presented two bedroom '2015' built top floor apartment. The property boasts two bedrooms, 19'6ft lounge/dining room, kitchen & modern bathroom. The property also benefits from allocated parking for two vehicles.

Cavendish Drive is situated off of Lockwood Road, just a short stroll from the amenities of Locks Heath Centre including a large Waitrose and a variety of eateries. The A27, M27 & Swanwick train station are all easily accessible.





Well presented two bedroom '2015' built top floor apartment

No chain ahead

Welcoming entrance hall enjoying built in storage cupboard & marble effect flooring flowing into the lounge/dining room & both bedrooms

Dual aspect 19'6ft lounge/dining room

Modern kitchen boasting high gloss units & attractive wood effect worktops

Integrated appliances include oven, hob, fridge/freezer, dishwasher & washing machine

Main bedroom benefitting from built in wardrobes

Additional guest bedroom with window to the rear

Modern bathroom comprising three piece white suite & attractive wall tiling

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

Allocated parking for two vehicles

### ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

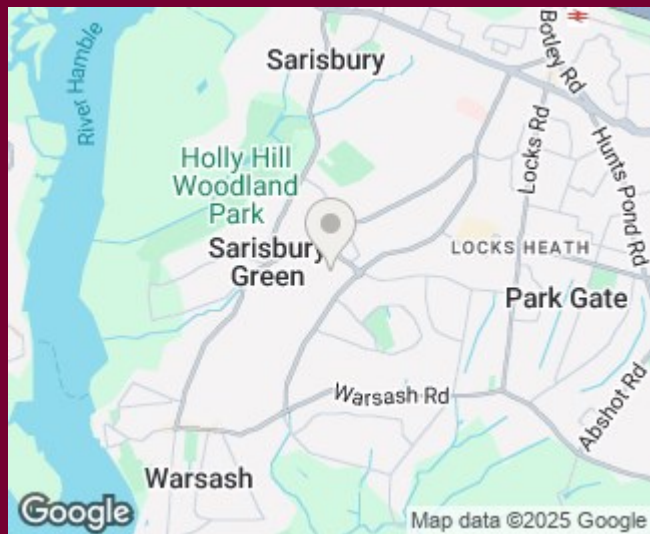
Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Vodafone

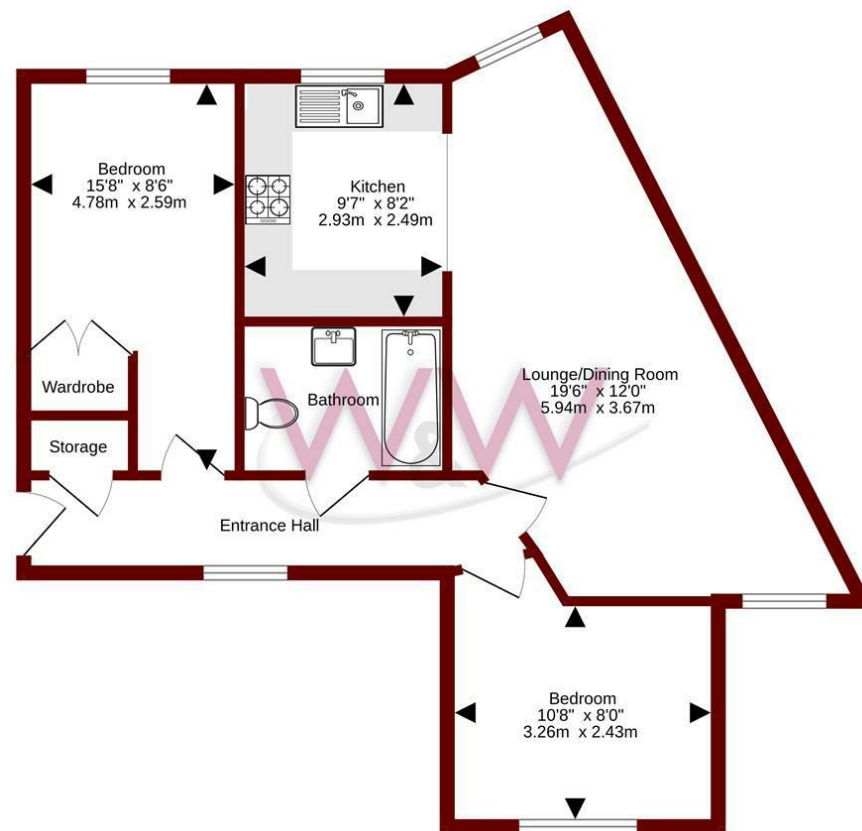
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>





Ground Floor  
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.7 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - B

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

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