



Apartment 6, 12 Pandora Close, Locks Heath, SO31 6BS

Asking Price £230,000



Pandora Close |
Locks Heath | SO31 6BS
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W&W are delighted to offer for sale this extremely well presented two double bedroom top floor apartment. The property boasts two bedrooms, 22'2ft open kitchen/dining/living room & modern main bathroom. The property also benefits from communal facilities & allocated parking.

Pandora Close is situated off of Cavendish Drive, 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.





Extremely well presented two double bedroom top floor apartment

Light, bright & airy throughout

Entrance hall enjoying two built in storage cupboards

Impressively dual aspect sized 22'2ft open plan kitchen/dining/living room enjoying woodland views

Modern kitchen boasting high gloss cabinets & attractive worktops

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

Dual aspect main bedroom benefitting from built in wardrobes

Guest bedroom is a of a double size

Modern main bathroom comprising three piece white suite & attractive wall/floor tiling

Communal facilities including bin store, bike store & green spaces to the front of the block

Allocated parking

111 Years remaining on the lease

Ground rent charge approx. £313.40 PA

Service charge approx. £1974.84 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

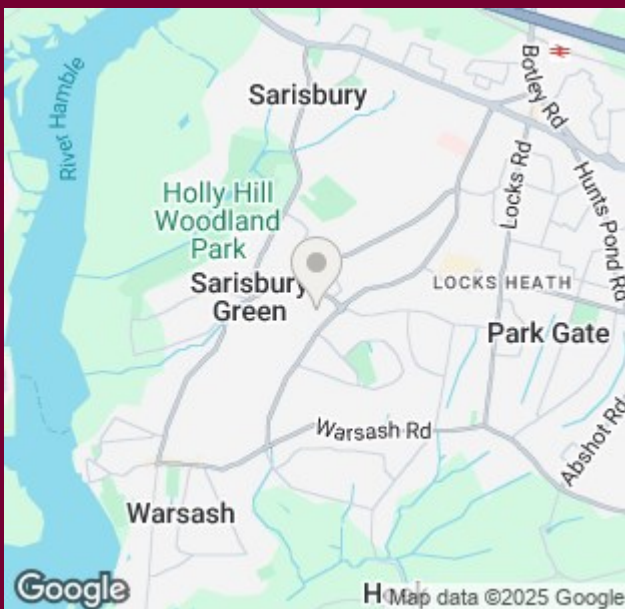
Sewerage - Mains

Heating - Gas central heating

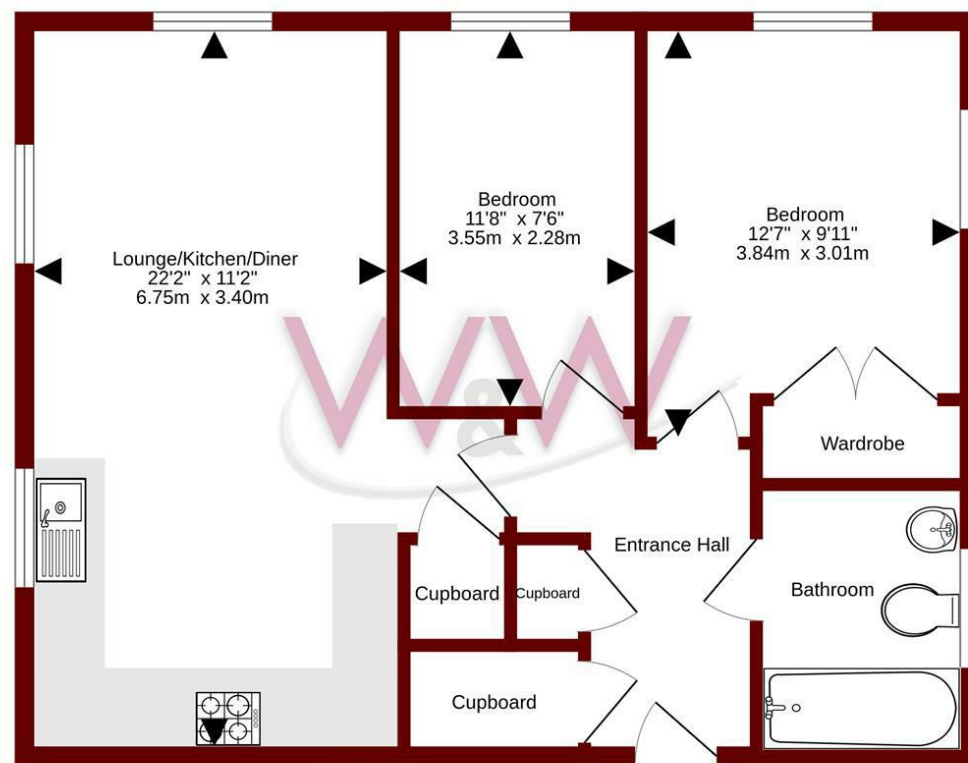
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Vodafone

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/>



Top Floor
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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) 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 & Wales	EU Directive 2002/91/EC	

Council Tax Band - B - £1600 Per Annum

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

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