



Flat 7, 25 Cavendish Drive, Locks Heath, SO31 6BN

Asking Price £235,000



25 Cavendish Drive |
Locks Heath | SO31 6BN
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W&W are pleased to offer for sale this well presented two bedroom top floor apartment. The property boasts two bedrooms, open plan lounge/dining room, modern kitchen & modern main bathroom. The property also benefits from communal facilities & allocated parking.

Cavendish Drive is situated off of Lockswood 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 top floor apartment

Entrance hall boasting attractive LVT flooring

Dual aspect lounge/dining room

Modern kitchen enjoying high gloss units & attractive worktops

Integrated appliances include oven, hob, fridge/freezer & washer/dryer

15'7ft Main bedroom benefitting from built in sliding door wardrobes

Guest bedroom

Modern main bathroom comprising three piece white suite

114 Years remaining on the lease

Ground rent charge approx. £250 PA

Service charge approx. £1656.91 PA

Allocated parking

Communal facilities including bin store & bike store

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

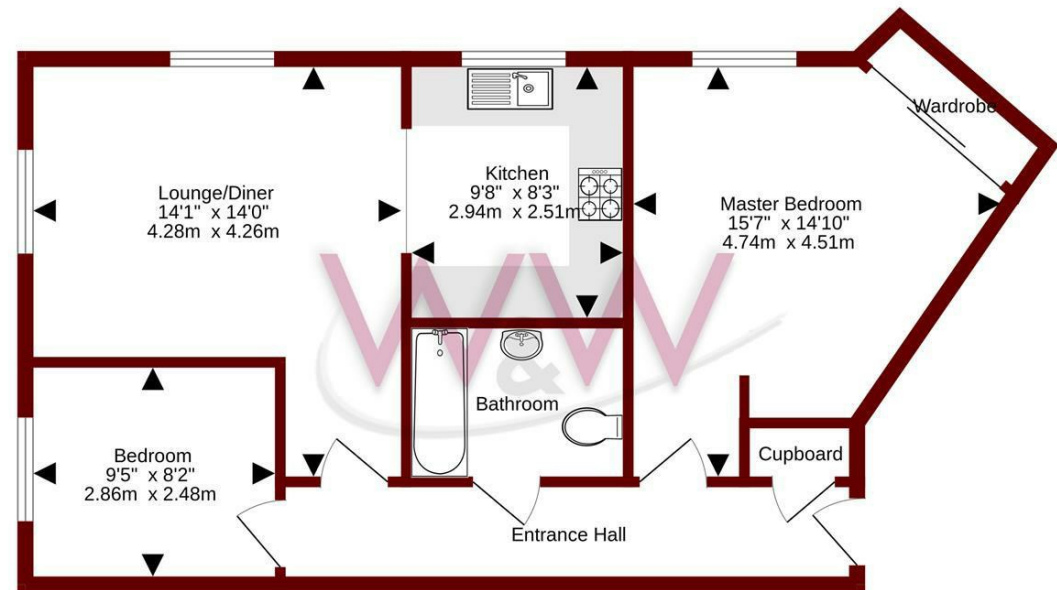
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by EE

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
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 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 - £1683.54 Per Annum

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

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