



Flat3, 7 Sable Close, Locks Heath, SO31 6BY

Asking Price £210,000





Sable Close |  
Locks Heath | SO31 6BY  
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W&W are pleased to offer for sale this two bedroom ground floor apartment. The property boasts two bedrooms, lounge/dining room, kitchen & main bathroom. The property also benefits from allocated parking to the rear & communal green spaces.

Sable Close is within the ever so popular village of Locks Heath, the Shopping Village which offers a winning combination of popular household brands, including Waitrose and Costa Coffee is within walking distance. The property is also within easy access to excellent transport links including M27, A27 & Swanwick train station.





Two bedroom ground floor apartment

No chain ahead

Entrance hall enjoying built in storage cupboard

15'6ft lounge/dining room with walk in bay window overlooking greenery views

Modern kitchen boasting built in oven, induction hob, replacement washing machine, replacement dishwasher & fridge/freezer

Guest bedroom with window to the rear

Main bathroom comprising three piece suite

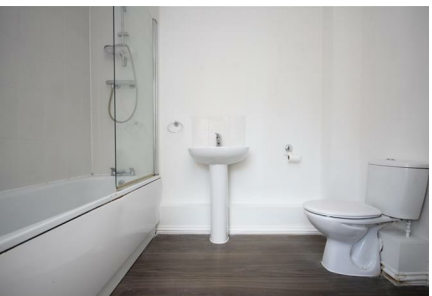
Allocated parking to the rear

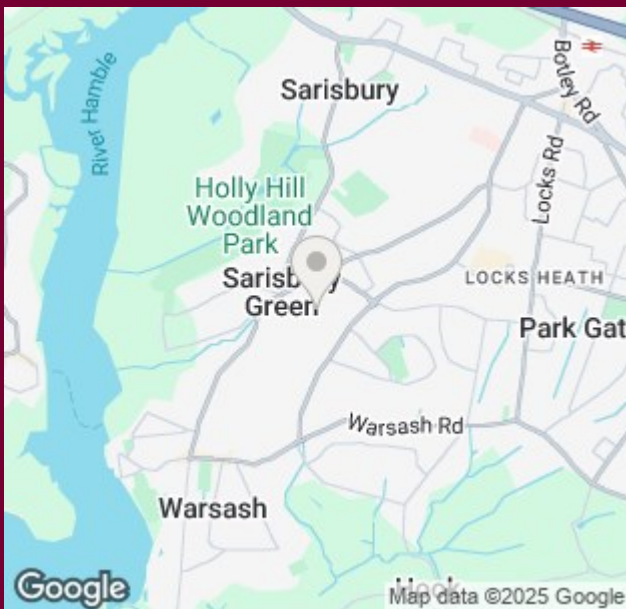
Communal green spaces

Ground rent charge approx. £250 PA

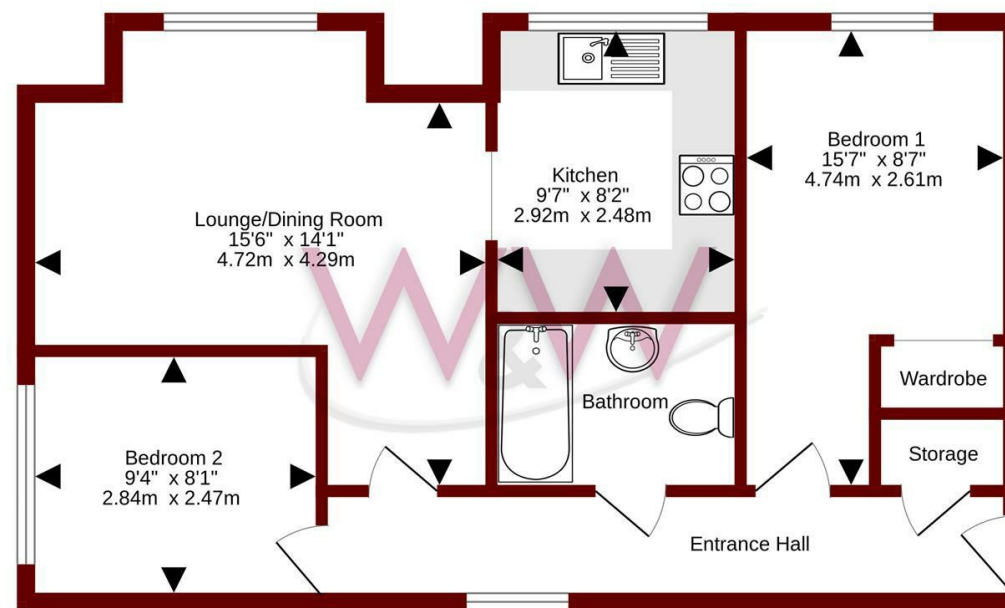
Service charge approx. £1100 PA

115 Years remaining on the lease with the current lease term being 125 years commencing on 1st of January 2015





Ground Floor  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq.ft. (53.9 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>	82	82
(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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