



**£185,000**  
Leasehold

**30 The Chestnuts, Locks Heath**  
Southampton, Hampshire SO31 6DJ



## Quick View

	2 Bedrooms		None
	1 Living Room		1 Bathroom + Cloaks
	Retirement Property		EPC Rating D
	Unallocated Parking		Council Tax Band C

## Reasons to View

- This retirement development offers a delightful haven for the over 55's and a sense of security with 24/7 emergency support on call.
- The Locks Heath Centre with its variety of shops, doctors and restaurants is approximately half a mile on foot or just five minutes in the car so a quick shop at Waitrose need not be a chore.
- Bedroom two is a good double room so there'll be plenty of room when a favourite grandchild or friend comes to stay.
- The patio to the rear is the perfect spot to sit out and enjoy the sun or for the more green fingered perhaps planting up pots for a bit of colour.
- As there is no onward sales chain to delay your move so you could settled and enjoying your new home sooner than you think.
- In need of some redecoration and possibly a new kitchen this is a blank canvas you can enjoy making your own and getting it just how you want it.

## Description

When it becomes time to downsize finding somewhere that feels safe and secure yet still friendly can often be a daunting prospect, so we hope that this pretty terraced house in The Chestnuts will fit the bill. Set back off Locks Road this lovely retirement development comprises of 34 cottages all with access to their own little bit of outside space, maintaining that independent feel yet with the reassuring knowledge that there is a neighbour nearby.

The front door opens into the reception hall which has a useful under the stairs cupboard perfect for the ironing board and Hoover. There is also a ground floor cloakroom to save you going up and down the stairs all day. The living room at the rear has a view out through the French doors accessing a patio area and enjoying the sunshine with its southerly aspect. The kitchen to the front would benefit from a refit but has a serviceable range of oak fronted units as well as a really handy built in larder cupboard.

The straight staircase leads up to the first floor where you'll find the two double bedrooms, bedroom one to the rear has built in and fitted wardrobes giving lots of storage space. They share the central shower room which has a white suite and part tiled walls.

Whilst parking is not allocated there are plenty of spaces available on a first come first served basis and well maintained communal gardens beyond the patio area and around the development.

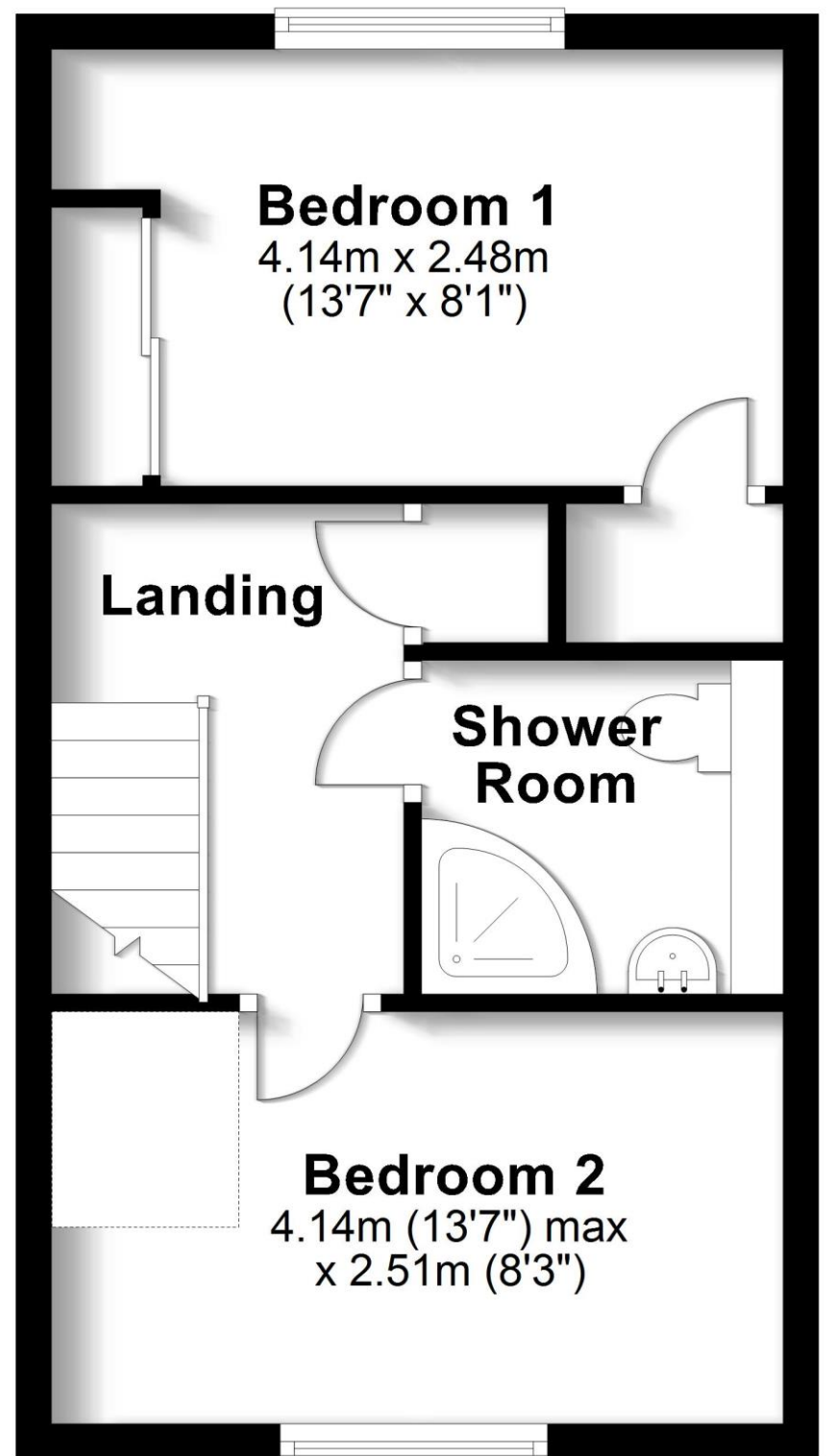
An annual ground rent of £100 is payable and a monthly service charge of £261.46 ensures that the development stays looking its best and covers the maintenance of the communal areas, window cleaning, gardening, building insurance and the AnchorCall service. The 99 year lease commenced 25/03/1988 so there is now 62 years remaining.

## Directions

<https://what3words.com/sunset.summit.outlooks>

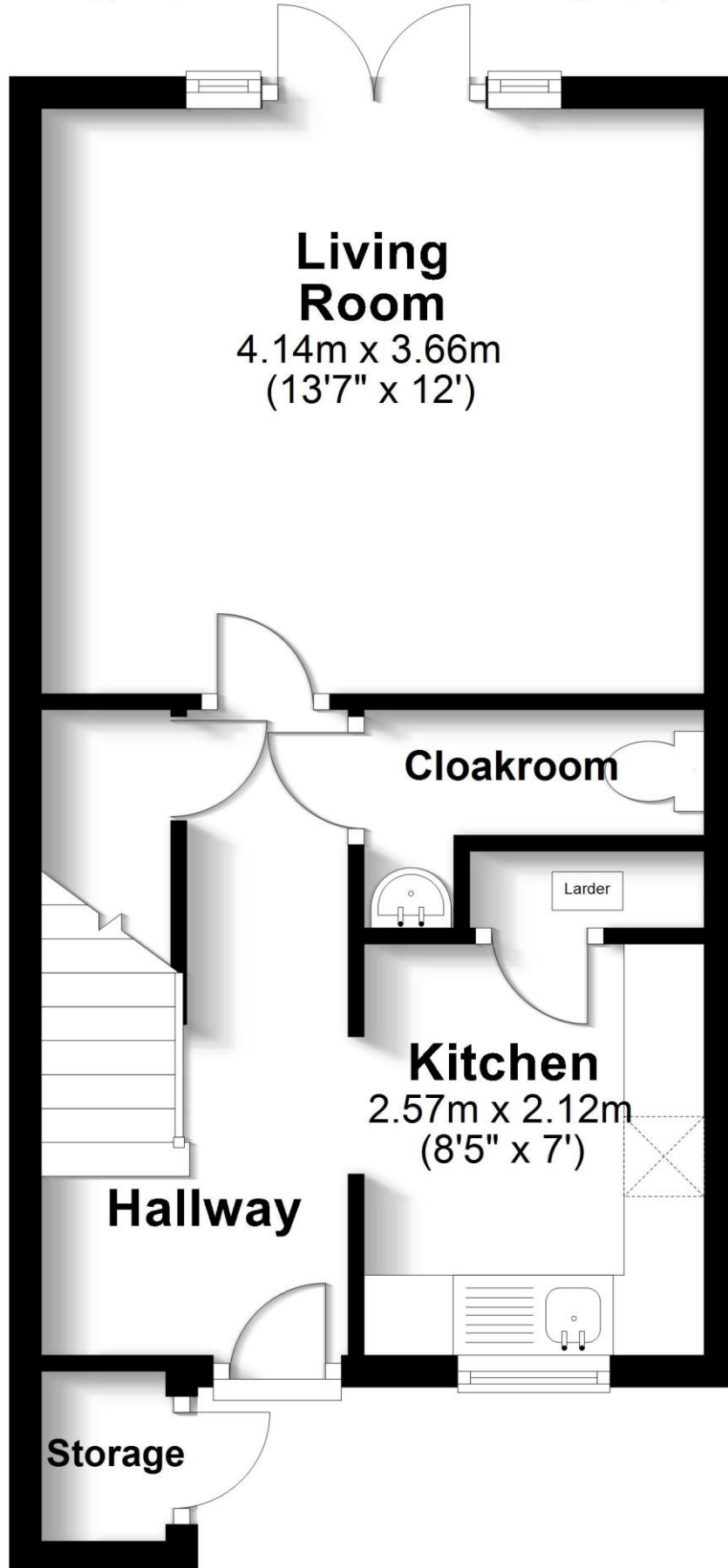
## First Floor

Approx. 33.0 sq. metres (355.1 sq. feet)



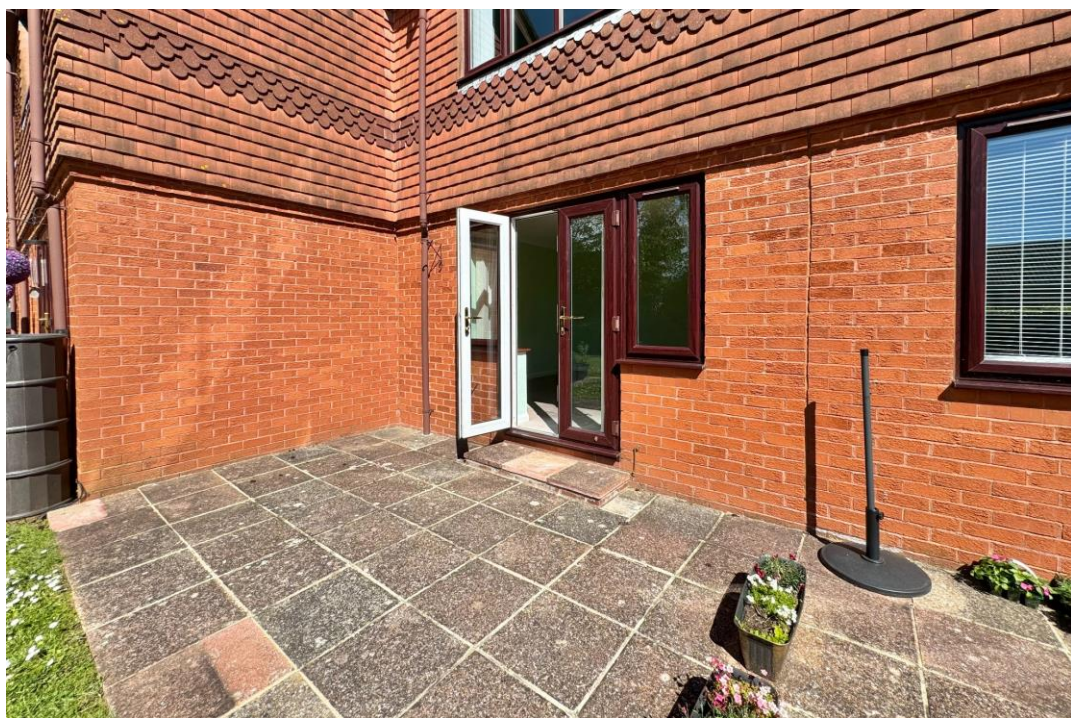
## Ground Floor

Approx. 32.3 sq. metres (347.2 sq. feet)



Total area: approx. 65.2 sq. metres (702.3 sq. feet)

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