



**£75,000**  
Leasehold

## 40 High Oaks House, High Oaks Close

Locks Heath, Southampton, Hampshire SO31 6SX





Quick View

|  |                     |   |                    |
|--|---------------------|---|--------------------|
|  | 1 Bedroom           |  | No Garage          |
|  | 1 Living Room       |  | 1 Shower Room      |
|  | Retirement Property |  | EPC Rating B       |
|  | Communal Parking    |  | Council Tax Band A |

Reasons to View

- Location, location, location. It’s all here on your doorstep. So convenient for Locks Heath Shopping Centre for your everyday needs with the doctor's surgery within walking distance too.
- Offering a neutral décor throughout, you can place your furniture down and enjoy the security of living here from day one.
- With an on-site manager and a 24-hour pull cord, rest assured that help will be on hand if you should ever need it.
- There's lots of space in the communal carpark. You also have well-maintained gardens and outside space with room to roam, plus buses run from the shopping centre if you fancy a trip out.
- The tiled shower room is fitted with a modern white suite, and you’ll also have a large storage cupboard in the hallway for all of those nik naks.
- Having no onward chain and being turnkey ready, this very well-presented top-floor apartment is going to be well worth a look.

Description

A very popular retirement block ideal for people over 55 who want to be super close to local amenities and to enjoy the company of others in the communal lounge with weekly activities. There’s even a guest suite available if you would like friends and family to visit overnight.

This flat is on the top floor, and can be accessed by a lift, stair lift or the stairs for those who are spritlier. The décor is light, bright and airy, and with an outlook across the wooded communal gardens, what’s not to love.

The front door leads into the hallway, which has a large storage cupboard ideal for coats, shoes and your vacuum cleaner. The modern shower room is tiled and well-fitted with a double shower and vanity basin and W.C. The generous living room looks over the gardens and has an archway to the kitchen which is well-fitted with modern units and includes a built-in hob and oven, space for the fridge/freezer and plenty of working area. The double bedroom has an integral double wardrobe with hanging and storage and a garden-facing window.

There is a conveniently placed laundry room on each floor for the residents to use.

Outside, the communal gardens are well-established with mature shrubs, trees and areas of lawn to enjoy. There is seating scattered around. Parking is ample, on a first-come, first-served basis.

Please have a look at the full video tour on our website. If you are wanting to take a look in person, one of our experienced Robinson Reade team members will be very happy to show you the property as it is vacant, and keys are held in our office.

Other Information

Please note the seller of this property is an employee of the Sequence Estate Agency Group and so we hereby make this declaration in line with the terms of the Estate Agents Act 1979.

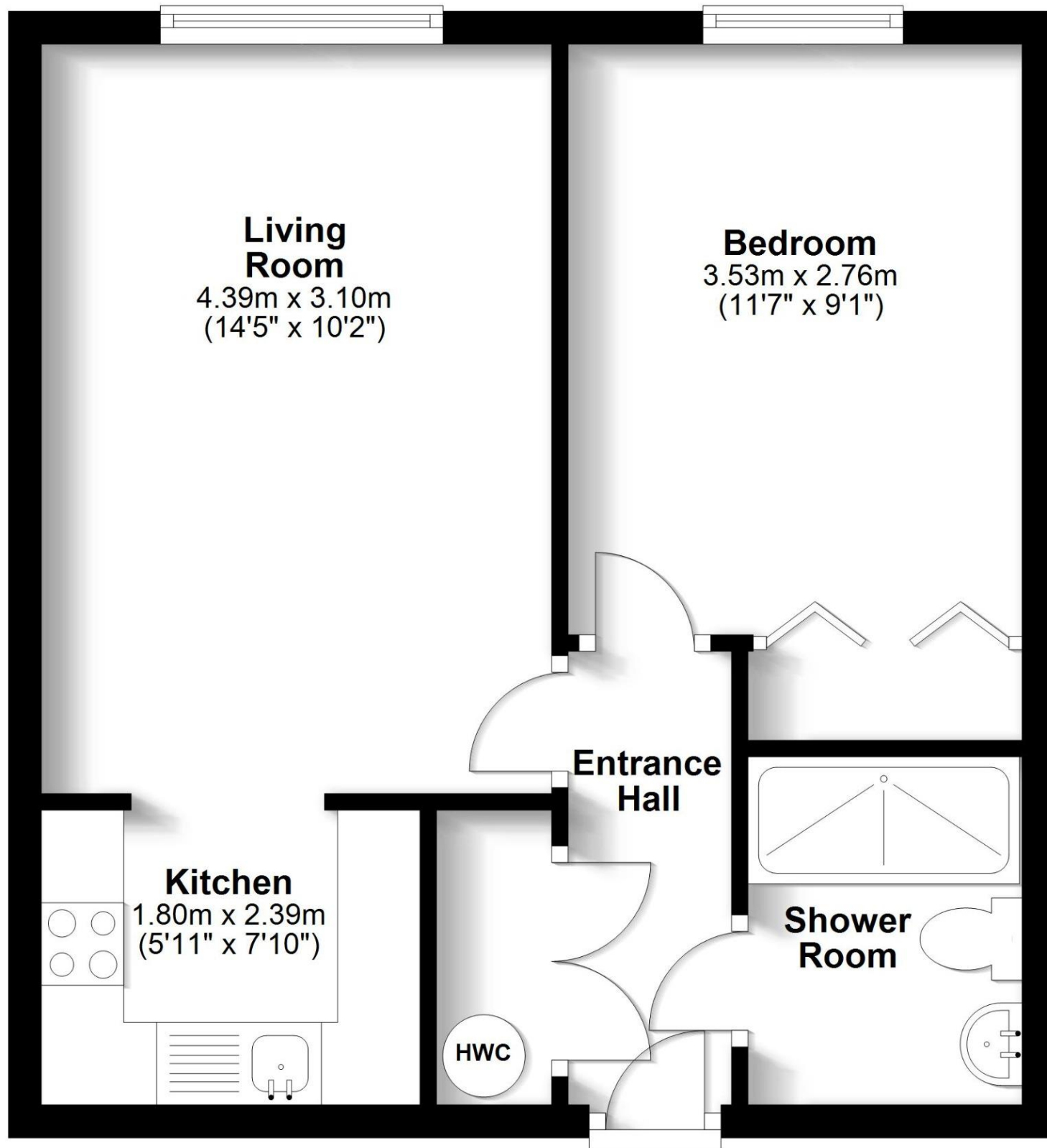
This property is Leasehold with 59 years left of the 99 year lease dated 12/12/1985. We are advised that the annual ground rent is £200, increasing to £300.00 in 2036. The annual service charge is £2,656 payable to C&J Estates the managing agents. Occupiers must be over 55 years old, pets are not permitted. There is a sinking fund payable upon sale of 1.5%.

Directions

<https://what3words.com/dusters.hopeless.user>

## Second Floor

Approx. 37.7 sq. metres (406.1 sq. feet)



Total area: approx. 37.7 sq. metres (406.1 sq. feet)

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