



**£350,000**

Leasehold

## **25 Paxton Court, Locks Road Locks Heath, Southampton, Hampshire SO31 6BH**



## Quick View

	3 Bedrooms		No
	1 Living Room		2 Bathrooms
	Apartment		EPC Rating C
	Allocated Parking		Council Tax Band E

### Reasons to View

- Fantastic location, situated in a private gated development just half a mile from Locks Heath shopping centre with its Library, doctors surgery, eateries, and Waitrose.
- Spanning the whole second floor, with lift access, this would be the perfect home if you want single level living without the fuss of a garden.
- The open plan living room is the perfect space for entertaining friends or family, and you won't miss out on the conversation while cooking.
- Retire in style to the primary bedroom for a bit of 'me time', with your own walk-in wardrobe and the luxury ensuite bathroom.
- The communal grounds and common parts are very well kept here for the residents to enjoy, and the service charge is a reasonable £1858 PA.
- The current owners would be pleased to offer a chain free sale if you would like to move quickly, so don't delay that viewing, call us today.

### Description

Sat off Locks Road, in a gated development, this penthouse apartment in Paxton Court is the perfect pied a terre, offering very spacious accommodation all on one level. Just a half mile stroll from the Locks Heath Centre and Waitrose, this is a super convenient spot with the X5 bus stop just out on Locks Road to take you to Southampton or Fareham. There is a designated parking spot to the front of the block with a number of visitor spaces also available.

Take the lift, or stairs, if you're feeling energetic, straight up to the top floor, the landing is just for you. The reception hall offers plenty of space for furniture and greeting guests, access to all the rooms and two built in cupboards, one housing the Vaillant gas combi-boiler which was fitted in 2019.

Spanning the depth of the apartment the open plan living space is triple aspect, so beautifully light and bright. The room is a T shape offering separate areas for sitting and dining as well as the kitchen, which has quality integrated appliances and granite worksurfaces. There is a separate utility room thus keeping the noisy appliances away from the living room. Loft access with a ladder leads up into a boarded room in the room, giving lots of lovely storage.

Bedroom two, with built in wardrobes, is the perfect guest room being opposite the family bathroom. Located at the far end of the apartment you'll find bedroom three, an L shaped room as well as the primary bedroom. This is a fabulous size room, and with the large walk in wardrobe we hope you won't be short on hanging space. The ensuite is fitted with a five piece suite, comprising a double shower, w.c., corner bath and twin wash basins.

This is a leasehold property, the 125 year lease commenced 25 December 2003 with an annual ground rent of £125 reviewed every 25 years. The residents' management company have employed managing agents Denfords & Co with a current annual service charge of approx. £1858.

### Directions

<https://what3words.com/table.sharpens.splashes>

## Floor Plan

Approx. 130.2 sq. metres (1401.5 sq. feet)



Total area: approx. 130.2 sq. metres (1401.5 sq. feet)

Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to [www.robinsonreade.co.uk/referral-fees](http://www.robinsonreade.co.uk/referral-fees). Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH

Email us [sales@robinsonreade.co.uk](mailto:sales@robinsonreade.co.uk) Visit us [www.robinsonreade.co.uk](http://www.robinsonreade.co.uk)

Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast