



£132,500
Leasehold

30 Old Common Gardens, Locks Heath Southampton, Hampshire SO31 6AX



Quick View

	1 Bedroom		No Garage
	1 Living Room		1 Bathroom
	Retirement Property		EPC Rating C
	Communal Parking		Council Tax Band A

Reasons to View

- Enjoy peace of mind and a sense of security in this over 60s retirement development with a manager on site and 24-hour emergency contact.
- A large south-facing window in the living room makes for a light, bright living space with views over the central courtyard, so you can sit and watch the world go by.
- There is plenty of storage here with built-in wardrobes in the bedroom and cupboards in the hallway too.
- Pop round to the Locks Heath Centre and Waitrose without having to cross a road. A private gated access to a footpath takes you straight to the centre.
- Modern fitted kitchen with built in oven & hob full height integrated fridge/freezer and slimline dishwasher.
- Offered with no forward chain you could soon be settled in and planning how to make this home your own.

Description

In the hallway there are double storage cupboards, one housing the hot water tank, the other perfect for coats or the Hoover & ironing board. Doors lead off the other rooms and into the living room. Even on the gloomiest day, the large window will allow natural light in, and you'll have a room with a view. There is plenty of room for a dining set and an arch opens into the kitchen. There is a good range of modern units giving plenty of cupboard storage, a range of integrated appliances including a full-height fridge/freezer, slimline dishwasher inset hob with oven below and extractor over. The bedroom has built-in wardrobes to one wall and there is plenty of room for a double bed and other furniture. The shower room has a walk-in shower with a Mira electric shower, a pedestal wash hand basin and W.C.

The heating in the property is provided via night storage and panel heaters. The two windows have been replaced with double-glazed UPVC. The development itself is for the over 60s only. There is a good sense of community with a residents' lounge with some organised events if you wish to be sociable. There is also a laundry room plus a guest room available to hire for visiting family or friends.

With Locks Heath Centre shops, library, doctors and the bus terminal just moments away, there are few locations that could offer such convenience, especially for those without a car. The communal gardens are well maintained for residents to enjoy and there is parking available on a first come, first served basis. There is no forward sales chain to delay a sale, so if you are keen to secure your next home, please call Robinson Reade where one of our friendly and professional team will be happy to arrange an appointment to view.

Other Information

This is a leasehold property - The lease was for 125 years from 24 June 1987. The Ground Rent is currently £75 per annum. The Managing agents are Grange Management (Southern) Limited, the current service charge is £230.00 per month.

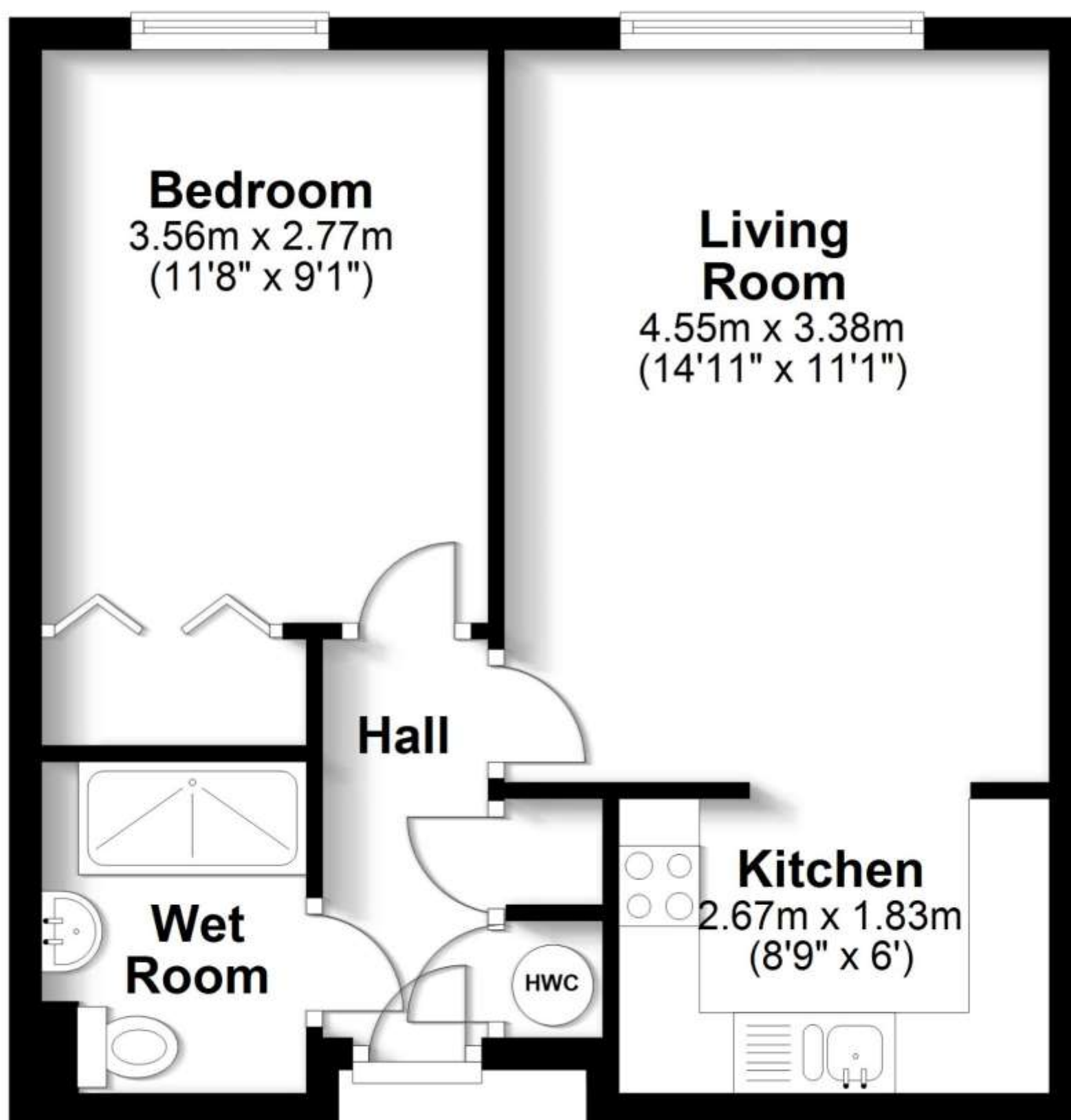
This is a probate sale, at the time of listing this has been applied for.

Directions

<https://what3words.com/variously.plot.ashes>

First Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



Total area: approx. 39.8 sq. metres (428.8 sq. feet)

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