



£265,000

Leasehold

Flat 15 Paxton Court, Locks Road Locks Heath, Southampton, Hampshire SO31 6BH



Quick View

	2 Bedrooms		No Garage
	1 Living Room		2 Bathrooms
	Flat		EPC Rating C
	Allocated Parking		Council Tax Band C

Reasons to View

- Even on a dull day, this top floor apartment is particularly light and bright with its Velux windows giving a direct light.
- Situated in a gated development with one allocated parking space, further visitor parking is available
- Both bedrooms are double rooms and benefit from built in wardrobes; there is no shortage of storage here
- Modern kitchen with built in oven & hob, integrated fridge/freezer and dishwasher
- Fantastic open plan living space, with ample space for lounging and a dining table
- Currently let until 25th May 2026 but with no ongoing chain you could be settled here by the Summer.
- Library photos - taken prior to tenancy starting

Description

What a great central location, just under a mile to the Locks Heath Shopping Centre and walking distance to local schools. Situated in a gated development, the first thing you will notice is how well kept the communal gardens are. This feeling continues on entering the communal areas of the block.

Having been built in 2005, this apartment still has a very modern feel. Park up in your allocated parking space and proceed up to the top floor, either by lift or stairs, and enter through the front door. There are also a number of visitor spaces available.

The spacious hallway has doors to all rooms and a very handy storage cupboard for all the shoes and coats. The living room, which has a large feature window, is open plan to the kitchen, which is fitted with all the white goods integrated for a neat look. The bathroom can be found adjacent to the second bedroom and offers a bath, whilst the shower room is en-suite to the main bedroom. Both bedrooms are doubles and offer plenty of fitted storage.

The boiler was replaced in 2024 with a Worcester Combination boiler and Nest smart control, giving peace of mind and access away from home.

Other information

This is a leasehold property. The 125-year lease commenced on 25 December 2003 with an annual ground rent of £125. The development is managed by Denfords & Co with a current annual service charge of £1,860.26.

This property is let until 25th May 2026 on an Assured Shorthold Tenancy. We will need to give at least 24 hours' notice prior to viewings at the convenience of the current tenant. The tenants have given notice to leave, but you will not be able to exchange contracts until they have vacated.

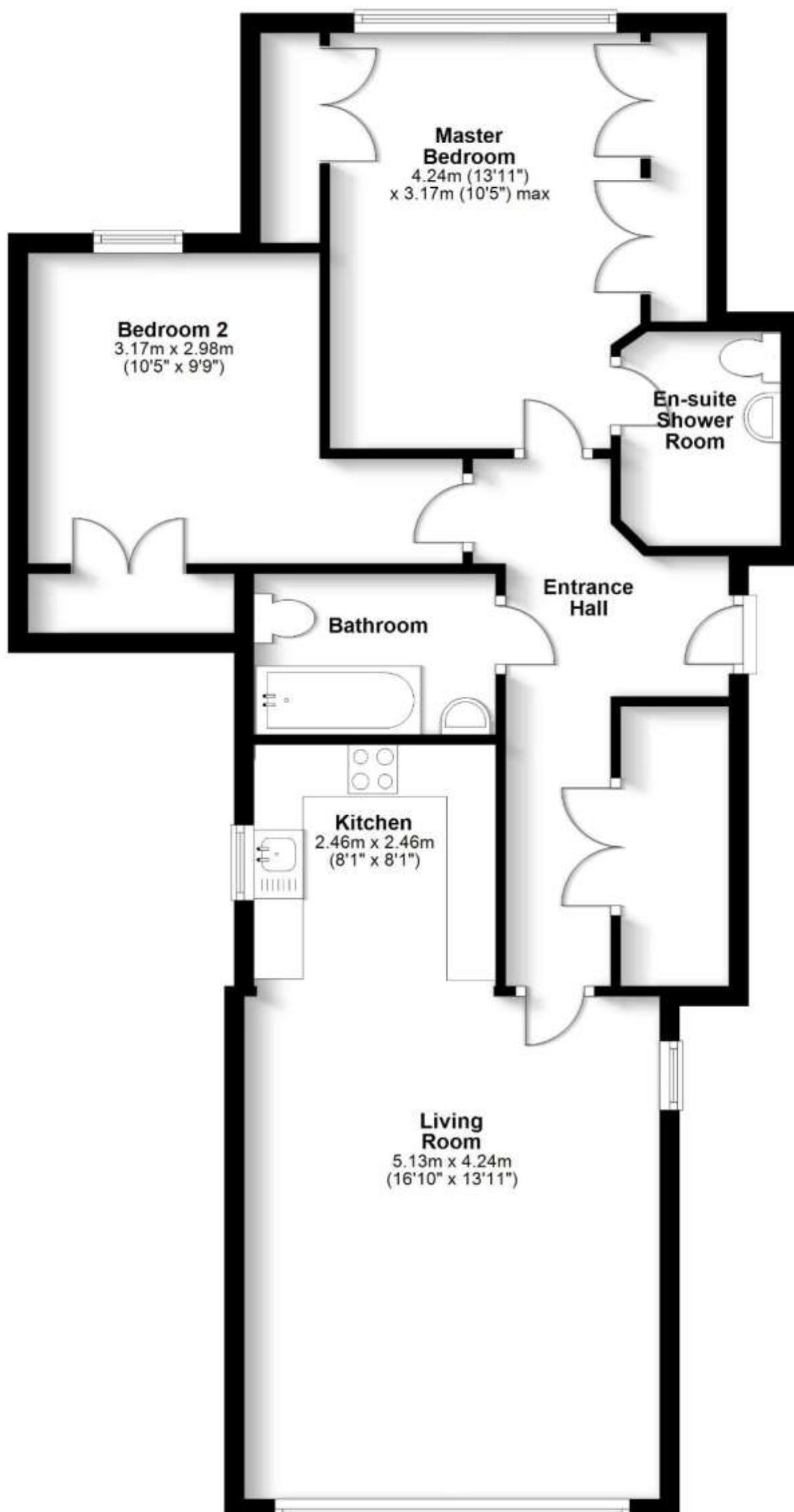
Please note that the images shown were taken prior to the current tenancy.

Directions

<https://what3words.com/novelists.transmits.crossings>

Second (Top) Floor

Approx. 78.3 sq. metres (842.8 sq. feet)



Total area: approx. 78.3 sq. metres (842.8 sq. feet)

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