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45 High Oaks House, Locks Heath, SO31 6SX

An exceptionally well situated one bedroom second floor age exclusive apartment with lift access & a larger style picture window overlooking the sunny South West skyline, set in a conveniently placed development a two minute level stroll from the Locks Heath Centre £79,950

ACCOMMODATION & FEATURES

- What sets this home apart is this that it occupies an 'end' position within the development with a neighbour only to the left
- There is an abundance of support and social outlets within this varied community of over 55's. For those who choose to participate there is a lovely spacious communal hosting lounge to relax in with a small library of books swaps, puzzles and refreshments to enjoy whilst admiring the gardens from the comfort and warmth of an armchair.
- The apartment is nicely laid out with a warm neutral décor finish and the added advantage of a super focal point in the living room diner – the large window overlooking the locality, from the comfort of a chair one can enjoy the ever changing skyline, treetops and seasons – plus magnificent sunsets and silhouettes created by the south westerly aspect
- Theres a communal lift to the second floor plus a stair lift option, the laundry room is nearby or take advantage of the visiting laundry collection service
- For visiting guests & relatives there is an incredibly reasonable en suite room that can be booked
- A manager handles the day to day running and community events from the reception entrance area, a friendly face to connect with as residents come and go plus for additional peace of mind each room within the apartment has pull cords to a central help desk
- It is so conveniently placed a short level easy walk to the array of shops and community facilities at the thriving Locks Heath Centre plus main bus stop for the local hopper and services into town X4 & X5 running into Portsmouth & Southampton.

This is a futureproof move for those wanting more independence, variety, sociability and security for the future.





Brook Independent Estate Agents are delighted to present to the market this well situated one bedroom second floor apartment located in an established age exclusive development a mere stroll from all the useful amenities and community facilities in the Locks Heath centre. The centre has benefited from recent investment and now provides an array of amenities such as a doctors surgery, library and community facilities plus an array of interesting independent shops, a village Inn, popular coffee house and Waitrose supermarket. All of these attributes have seen Locks Heath and certainly High Oaks House emerge as a destination address for those requiring convenient public transport access to main towns and cities plus the commerce hubs of Whiteley, Kitescroft and Segensworth; by local hopper bus or car, with all these facilities on tap and the community activities the centre offers –this is an ideal base for those looking for amenities and activity on ones doorstep.

Number 45 occupies a great position within the development with treetop views and a beautiful skyline to the South West side and only a neighbouring property to the left. The advantage of this interesting home is the window in the living room diner is a large picture size so one can sit and watch the developing weather and seasons from an armchair, the light streams in only enhancing the feeling of space.

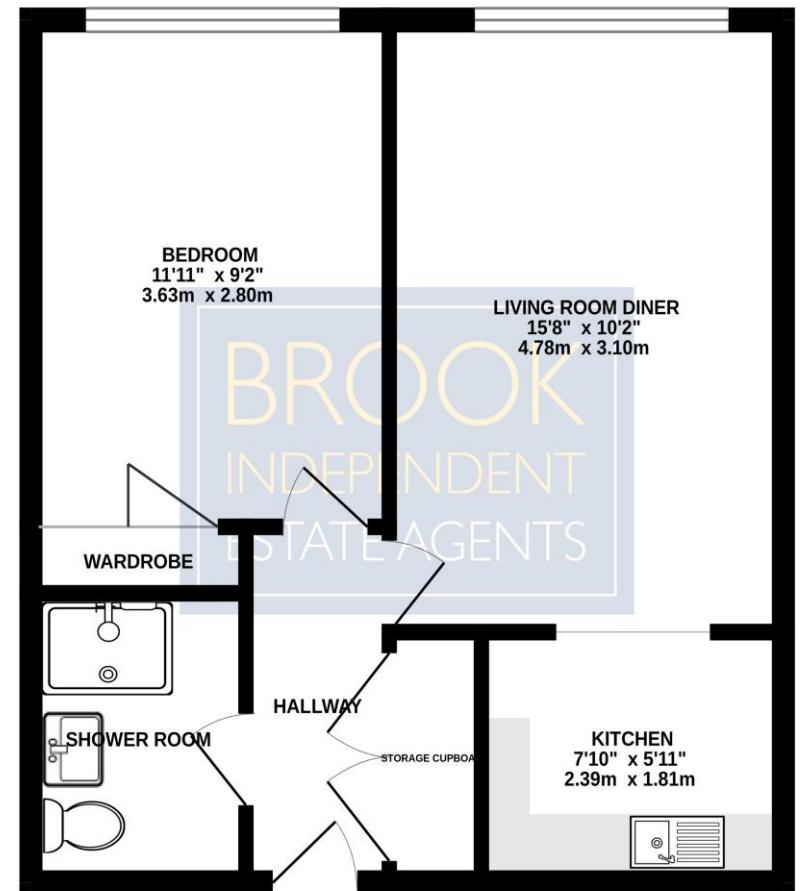
The apartment is fresh, well configured with quality carpeting, a smart compact kitchen and warm neutral décor throughout. There is a good sized bedroom with ample storage and wardrobe space plus a luxury shower room and walk in tiled double shower cubicle. The living space is very versatile with ample room for lounge furniture and a designated dining space. To complement the communal gardens attract plenty of wildlife and visiting birds, it's well planted with seasonal shrubbery and perennials plus a magnificent array of spring bulbs and a summer seating area.

In summary this is a perfectly presented double bedroom age exclusive apartment presented in good condition with the added luxury of a living room with a very interesting everchanging outlook plus it's located in a central spot. It's the ideal futureproof home for those looking for an independent lifestyle with peace of mind and security attached.





SECOND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



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