

Sales and Lettings

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Directions**

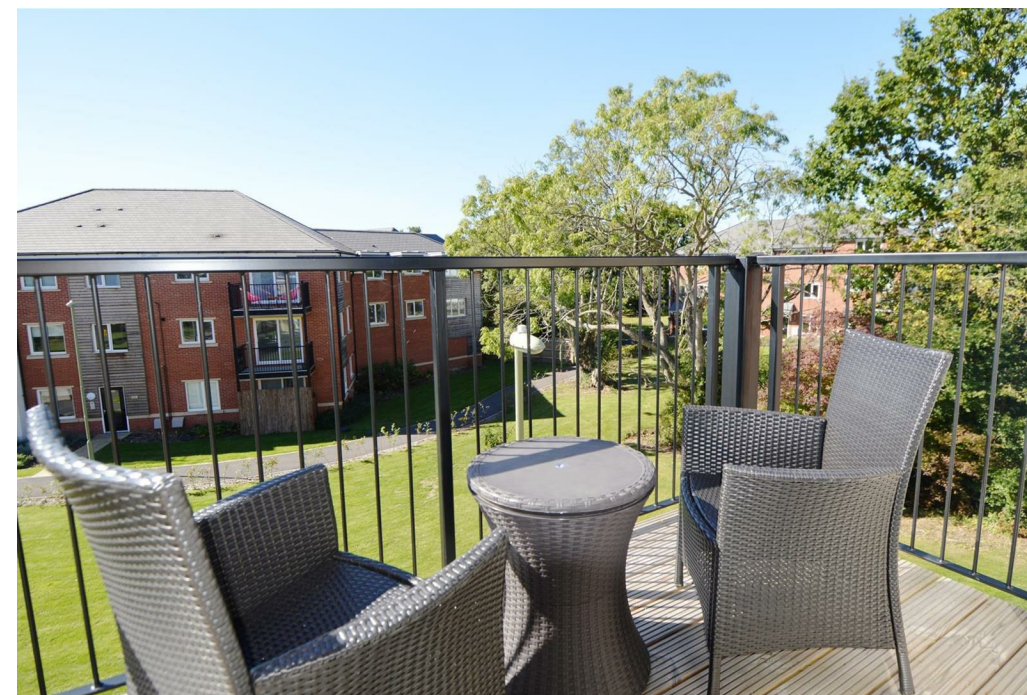
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**2 Bed  
 Apartment - Studio  
 located in Locks Heath**





# 9 Hamble House 27 Cavendish Drive Locks Heath

Guide Price £230,000  
Leasehold



<https://checker.ofcom.org.uk/>

The vendor has experienced no flooding in the past 5 years

The vendor is not aware of any planning permissions that would impact the property however we strongly advise that you visit the local government website and satisfy yourself

<https://www.fareham.gov.uk/casetrackerplanning/applicationsearch.aspx>

Chambers are delighted to present this spacious two bedroom top floor apartment, complete with a South facing balcony and a bright and airy open plan living room, kitchen area. The property benefits from two double bedrooms, with an en-suite to the master and a separate bathroom. There is allocated parking and expansive communal gardens as well as a park in the development.

The property is well located, within half a mile of the Lockswood Shopping Centre and within easy reach of Warsash and local transport links. Please contact us to arrange an internal inspection of this wonderful apartment.

### Entrance Hallway

Door from communal hallway, carpet, smooth plastered ceiling, storage cupboards.

### Open Plan Living room/Kitchen/Dining

21'10" x 12'1"

Kitchen area: Full range of high gloss white matching wall and base units, laminate wood effect flooring, integrated appliances including fridge/freezer, electric oven and gas hob

Living area: Carpet, smooth plastered ceilings, dual aspect double glazed windows, patio doors leading to the decked, South facing balcony.

Access to balcony

### South Facing Balcony

Enclosed with fantastic views with a south facing aspect, floor area laid to timber decking.

### Bedroom 1

15'3" max x 9'2"

Double glazed window, carpet, smooth plastered ceiling, built in wardrobe with mirrored sliding doors, radiator.

### En-suite

Part tiled, double width shower cubicle, w.c and wash hand basin

### Bedroom 2

11'9" x 7'3"

Double glazed window, carpet, smooth plastered ceiling

### Family Bathroom

Part tiled, bath with shower over, w.c, wash hand basin, chrome heated towel rail, ceramic tiled floor.

### Leasehold Information

Ground Rent £300 per annum

Service Charges £1200 annum

The lease is for 125 years which began in 2015

### Disclaimer

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

### Parking

One allocated space situated at the rear of the block with visitors bays available.

### Cavendish Drive

Standard construction, heating source - Gas central heating currently with British Gas . Sewerage - Mains, water supplier - Southern Water. Council Tax band : B

Broadband & Mobile coverage unknown you should though satisfy yourself on availability and speeds through

