



Flat 8, 33 Firecracker Drive, Locks Heath, SO31 6BW

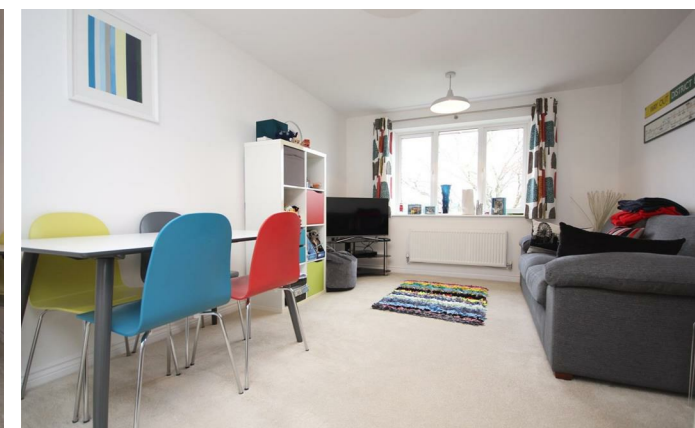
Asking Price £200,000



Firecracker Drive |  
Locks Heath | SO31 6BW  
Asking Price £200,000

W&W are pleased to offer for sale this two bedroom top floor apartment. The property boasts two bedrooms, lounge/dining room, modern kitchen & modern main bathroom. The property also benefits from communal facilities & allocated parking.

Firecracker Drive is within the ever so popular village of Locks Heath, the Shopping Village which offers a winning combination of popular household brands, including Waitrose and Costa Coffee is within walking distance. The property is also within easy access to excellent transport links including M27, A27 & Swanwick train station.





Two bedroom top floor apartment

No chain ahead

Entrance hall enjoying built in storage cupboard

Lounge/dining room with window

Modern kitchen boasting integrated appliances

Main bedroom benefitting from built in wardrobe

Guest bedroom

Modern main bathroom comprising three piece white suite

Communal facilities including gardens, bin store & bike shed

Allocated parking

115 Years remaining on the lease

Ground rent charge approx. £250 PA and the seller informs us that this is reviewed every 10 years

Service charge approx. £1017 PA

AGENTS NOTE - Please note that the images currently used are stock images

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

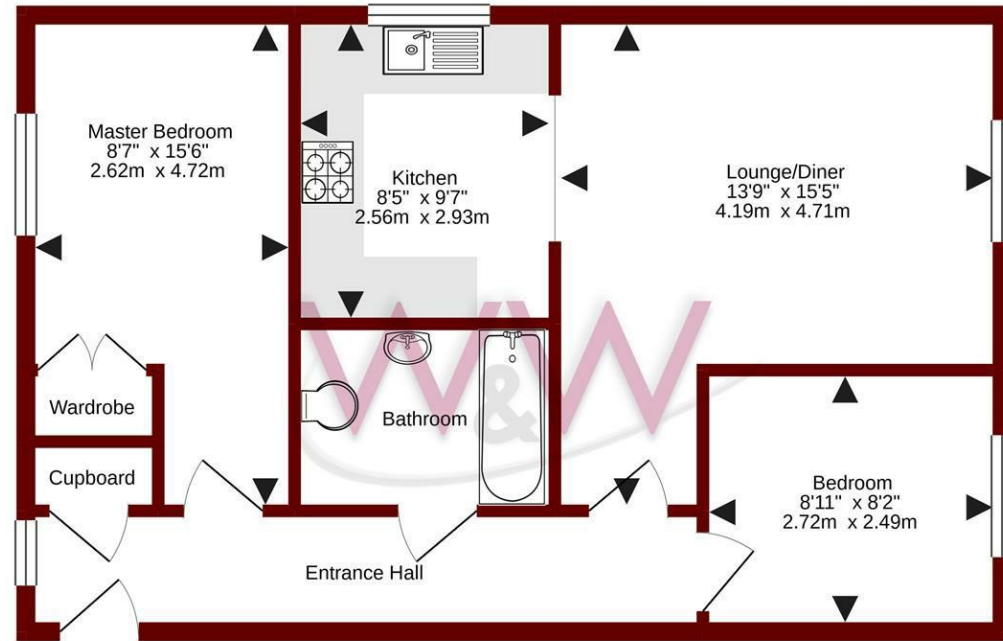
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Sky

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Top Floor  
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	83	83

Council Tax Band - B - £1604.87 Per Annum

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

20e Bridge Road  
Park Gate  
Southampton  
Hampshire  
SO31 7GE  
01489 577990  
parkgate@walkerwaterer.co.uk  
www.walkerwaterer.co.uk