



8 SAFFRON COURT

LOCKS HEATH
Hampshire, SO31 6TJ

£825 PCM

goadsby.com

ONE BEDROOM FIRST FLOOR APARTMENT SITUATED IN LOCKS HEATH.

- One bedroom apartment
- Unfurnished
- Open-plan living
- First floor
- Allocated Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		84
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Reference: 762118

Deposit Amount: £951

Council Tax: Band A

Furnishing: Unfurnished

Heating Type: Electric panel heaters

Parking: Allocated Parking Space x1

Utilities:

Mains Supply Electricity
Mains Supply Water - metered

Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: Very Low. For more information refer to gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



One bedroom first floor apartment situated in Locks Heath.

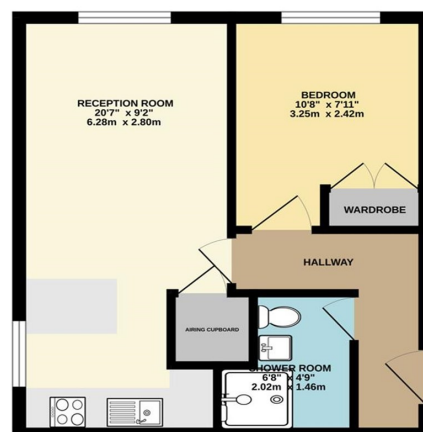
The property is bright and spacious, offering an open plan living room / kitchen with modern fittings, a double bedroom with a built-in wardrobe and a shower room.

Further benefits include white goods (washing machine is gifted) and an allocated parking space.

Offered on an unfurnished basis and available to occupy in August.

Please note the marketing photos for this property were taken before the current tenancy commenced

FIRST FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
Made with Neatplan 01225

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches, in the event of a sale. Should your offer on this property be accepted, a Buyer Compliance Administration Fee of £42 including VAT per purchaser will be payable. This fee covers the cost of the identity verification and compliance checks that we are required to undertake under UK Anti-Money Laundering Regulations before the transaction can proceed and is non refundable.

Goadsby & Harding (Residential) Ltd

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