



Cavendish Drive, Locks Heath, Southampton, SO31 6BN



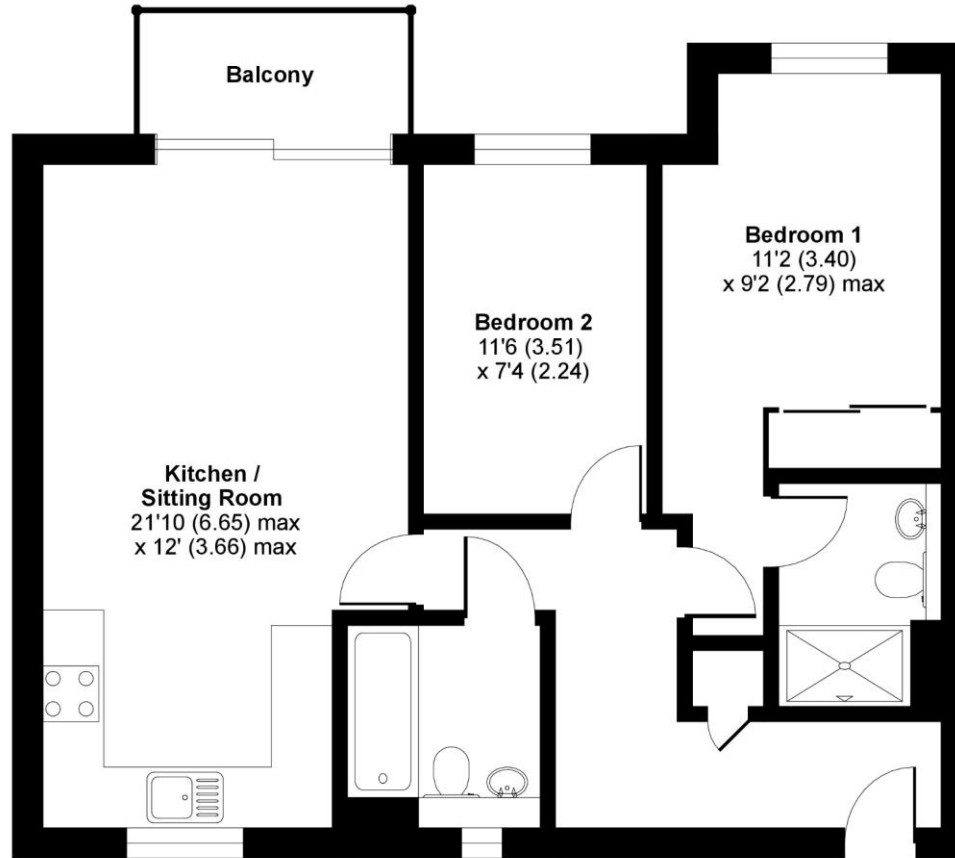
ACCOMMODATION

This stylish modern apartment is situated on the second floor of this three-storey complex, which is located in the heart of the very popular and convenient residential area of Locks Heath. Neutral tones compliment the well-planned bright and airy layout, augmented by large patio doors, which open from the sitting room onto a balcony overlooking the green. The sleek kitchen has wall and base level units and an integrated oven, hob and extractor. The principal bedroom has the benefit of fitted wardrobes and an en-suite shower room, whilst the second bedroom is served by the modern bathroom. This apartment also benefits from an allocated parking space and is offered for sale in a lovely condition, offering a superb opportunity for a wide range of requirements with the added security and peace of mind that upper-floor living provides. We would thoroughly recommend that you take the time to view this uplifting home.



Approximate Area = 666 sq ft / 61.8 sq m

For identification only - Not to scale



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlcheom 2021. Produced for Charters Estate Agents Limited. REF: 795992



SITUATION

Primarily a residential area, Locks Heath centres around the nearby modern shopping complex which offers excellent parking and a comprehensive range of shops and services, such as a Doctors Surgery and a Public Library, as well as a Public House. Shopping facilities include a large Waitrose and an extensive range of supporting retail outlets, including a chemist. The location provides excellent access to the coast and the River Hamble offering a host of opportunity for recreational activity. Schooling in this area is a particular attraction, with the Locks Heath Primary and Junior Schools situated at Warsash Road and the Brookfield Senior School located at Brook Lane, the area is also very well served by pre-schools. Swanwick railway station provides services along the South Coast between Brighton and Poole and an hourly service to London Victoria. Beyond the station is the M27 motorway giving access along the South coast and excellent access to London via the M3 or A3.



SPECIFICATION

- Modern second-floor apartment
- Beautifully presented throughout
- Balcony overlooking green
- Two double bedrooms
- Bathroom and en-suite shower room
- Allocated parking
- Convenient position

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band: B

PRICE

Offers Over £230,000

TENURE

Leasehold

Unexpired Years: 116

Annual Ground Rent: £283

Ground Rent Increase: 0%

Ground Rent Review Period: N/A

Annual Service: £1300

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.