

£137,500

Leasehold

51 Old Common Gardens, Locks Heath

Southampton, Hampshire SO31 6AX





Quick View

1 Bedroom	No Garage
1 Living Room	1 Bathroom
Retirement Property	EPC Rating D
Communal Parking	Council Tax Band A

Reasons to View

- Offered with no forward chain- you could soon be settled in and planning how to make this home your own.
- Pop round to the Locks Heath Centre and Waitrose without having to cross a road. A private gated access to a footpath takes you straight to the centre.
- A large picture window in the living room - makes for a light, bright living space with views over the central courtyard so you can sit and watch the world go by.
- Enjoy peace of mind and a sense of security in this over 60's retirement development with manager on site and 24 hour emergency contact.
- Modern fitted kitchen with new freestanding cooker and full height fridge/freezer to remain
- There is plenty of storage here with built in wardrobes in the bedroom and cupboards in the hallway too.

Description

Positioned on the first floor, you can take the lift or stairs up to your own front door. This flat is positioned overlooking the central entrance. The hallway offers excellent practicality, with two double storage cupboards, one housing the hot water cylinder and the other providing ideal space for coats, the Hoover and ironing board. Doors leading through to the main living accommodation.
The living room has a large window which draws in plenty of natural light and offers a pleasant outlook. An electric fireplace provides an attractive focal point, complemented by a panel heater, while there is ample room for both comfortable seating and a dining table.
An open archway leads through to the kitchen. The kitchen has recently undergone a face lift and provides a range of fitted units providing plenty of storage and contrasting worktops. Further additions include a new freestanding electric cooker, installed in November 2026, an extractor fan above, a full-height fridge/freezer which will remain, and a stainless-steel sink unit.
The bedroom is a good-sized double, featuring built-in wardrobes along one wall, an electric panel heater and plenty of space for a double bed and additional bedroom furniture.
The shower room is fitted with a walk-in shower with a Triton electric shower, pedestal wash hand basin, WC and panel heater.

Other Information

This property is Leasehold with 86 years left of the lease dated 7/6/1987.

We are advised that the annual ground rent is £75.00 per annum (increasing to £100 after 31/12/2036).

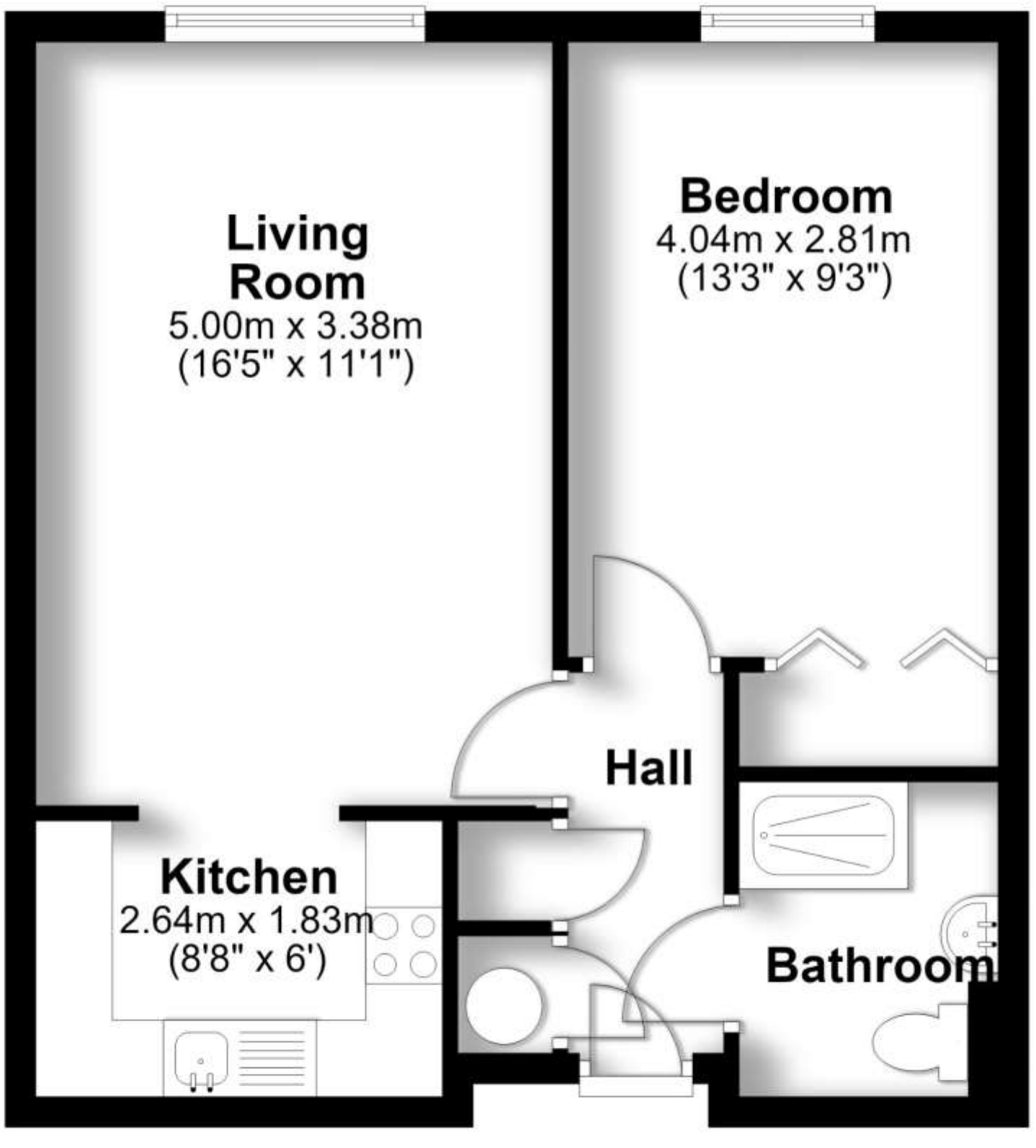
The annual service charge is £2,820 payable to Grange Property Management, the managing agents.

Directions

https://what3words.com/between.tapes.goose

Floor Plan

Approx. 42.9 sq. metres (461.9 sq. feet)



Total area: approx. 42.9 sq. metres (461.9 sq. feet)

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