

33 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH
Tel: 01489 885500
admin@brookindependent.co.uk
www.brookindependent.co.uk

BROOK
INDEPENDENT
ESTATE AGENTS



51 High Oaks House High Oaks Close

, Locks Heath, SO31 6SX

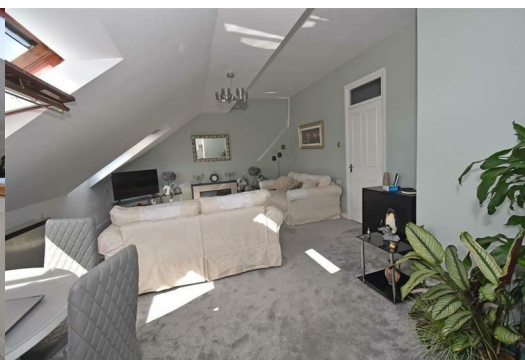
£200,000



Brook Independent Estate Agents are delighted to present to the market this well situated and rare two bedroom retirement apartment located in an established age exclusive development a mere stroll from all the useful amenities and community facilities in the Locks Heath centre. The centre has benefited from recent investment and now provides an array of interesting independent shops, a village Inn, popular coffee house and Waitrose supermarket. All of these attributes have seen Locks Heath emerge as the destination address for those requiring convenient access to main towns and cities plus the commerce hubs of Whiteley, Kitescroft and Segensworth; by local hopper bus or car. There are beautiful walks along the Hamble River in Warsash a picturesque sailing haven. With all the facilities and community activities the centre offers –this is an ideal base for those looking for amenities and activity on one's doorstep.

Number 51 occupies a great spot with far reaching views across the locality treetops and beyond in a quiet place with activity and community close at hand, with the added feeling of security and peace of mind in a perfectly placed development. The apartment is bright and airy with plenty of natural light only enhancing the feeling of space. There are two good sized bedrooms with wardrobe space and a shower room. The living space is very versatile with ample room for lounge furniture and a designated dining space plus relaxing reading/ hobby area. The kitchen is well equipped with plenty of preparation space and views from the kitchen sink. To complement the communal gardens attract plenty of wildlife and visiting birds, its well planted with seasonal shrubbery and perennials plus a magnificent array of spring bulbs and a summer seating area.

In summary this is a brilliant two double bedroom age exclusive apartment in a central spot ideal for those looking for an independent lifestyle - it's a chance to create a home exactly to one's taste and an early in



Area Map



Floor Plans

GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA: 810 sq ft (76.1 sq m) approx.

While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, ceiling, and wall areas, and of room dimensions, are approximate and should not be used for any legal or other purpose. This document is for descriptive purposes only and should be used in full for any prospective purchase. 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 Graph

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 2021/54

Environmental Impact (CO₂) Rating

Current Potential

Very environmentally friendly - lower CO₂ emissions

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

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Not environmentally friendly - higher CO₂ emissions

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EU Directive 2021/54

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