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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: 819 sq.ft. (76.1 sq.m.) approx.
*All floor areas are approximate and are based on the information provided by the seller. The seller does not warrant the accuracy of the floor area measurements. The floor area measurements are for information only and do not constitute a contract. The floor area measurements are for information only and do not constitute a contract. The floor area measurements are for information only and do not constitute a contract.

Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81-81) A
(81-81) B			(69-80) B
(69-80) C			(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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