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**BROOK**  
INDEPENDENT  
ESTATE AGENTS



## 8 High Oaks House High Oaks Close

, Locks Heath, SO31 6SX

**£89,950**



This one bedroom ground floor apartment is located in an established, age exclusive development that is a mere stroll away from Locks Heath centre. This centre has benefited from recent investment and now provides an array of interesting independent shops, Iceland and Waitrose supermarkets, pharmacy, Post Office, Library, a village Inn, popular coffee house, restaurants, Community Hall and Sports Association. The doctor's surgery is just a couple of minutes' walk from home, as are well serviced bus routes to Fareham, Portsmouth, Southampton, Whiteley, Kitescroft, Segensworth etc. A short drive takes you to beautiful walks along the Hamble river in Warsash (a picturesque sailing haven) and beaches at Titchfield Haven and Lee-on-Solent.

This flat is in a quieter position at the end of the main hall. There are often social events organised by the residents from crafts and darts to visiting speakers and meals out. The main entrance has an entryphone for vetting visitors, and a helpful on-site manager. The communal gardens are well planted with seasonal shrubbery and perennials plus a magnificent array of spring bulbs. These attract a variety of wildlife and visiting birds, which can be observed from the seating where residents enjoy relaxing and having a chat.

The flat has a well-proportioned bedroom with inbuilt wardrobe space and views over the garden. The bright, attractive, shower room has been refitted. There is also a new, modern kitchen with smartly arranged units and fitted



Kitchen 7'10 x 5'9 (2.39m x 1.75m)

Lounge/Diner 15'6 x 10' (4.72m x 3.05m)

Bedroom 11'11 x 9'1 (3.63m x 2.77m)

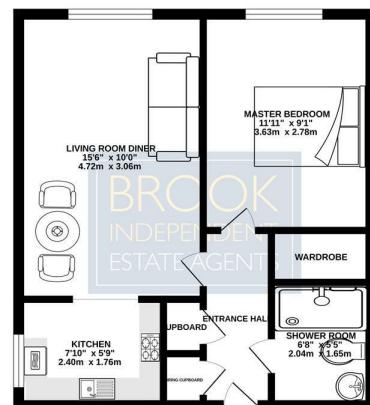
Shower Room

## Area Map



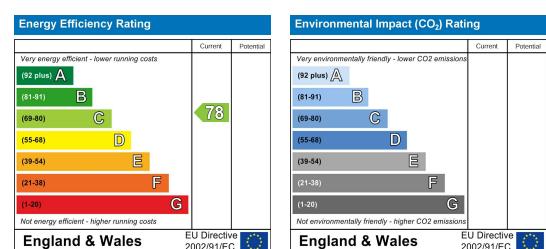
## Floor Plans

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The floor plan is for guidance only and does not represent the actual layout of the property. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their condition. Measurements are approximate and not to scale.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.