



BROOK
INDEPENDENT
ESTATE AGENTS

40 High Oaks House, Locks Heath, SO31 6SX

A well situated second floor retirement apartment with modern interior and far reaching views set in a sought after development a stroll from the amenities and shopping of at the Locks Heath Centre

- Superb Second Floor One Bedroom Well Maintained Apartment with Interesting Views across the Locality and Communal Gardens
- Welcoming Communal Entrance & Communal Lounge
- One Spacious Bedroom with Built in Wardrobes & Top Boxes , Vanity Unit Under Window And Matching Bedside Table From Sharps
- Lovely Living Room Diner with Aspect Across the Gardens
- Kitchen with Space for White Goods And Fridge/Freezer
- Smart tiled double shower room with new shower in 2022 and new bathroom fan fitted in 2024
- Neutral Décor & Newly Fitted Quality Carpeting Throughout
- Double Glazed
- Short Stroll to the Locks Heath Centre
- Off Road Parking
- Guest Suite within Development for Visitors
- Select Development for over 55's
- Lifts Available To All Floors
- Offered With Vacant Possession And No Forward Chain





Brook Independent Estate Agents are delighted to present to the market this well situated, well maintained one bedroom second floor retirement apartment with beautiful, elevated views across the locality and the rear communal gardens of the development. High Oaks House is an established age exclusive development a mere stroll from all the useful amenities and community facilities in the Locks Heath centre. On site it is a friendly and independent environment with a welcoming communal entrance & communal lounge where there are regular coffee mornings, visiting Speakers & social gatherings.

The Locks Heath 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.

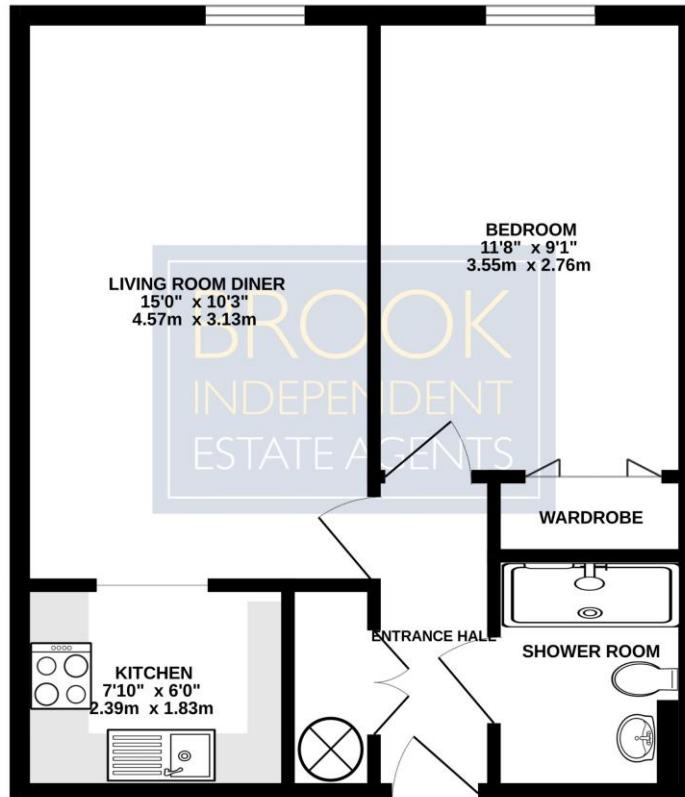
Number 40 overlooks the rear gardens and is nicely decorated with warm tones and fitted quality carpeting. There is a well-proportioned main bedroom with wardrobe space and top boxes. The living room diner is very versatile with ample room for lounge furniture and a designated dining space which can be arranged to suit to fully enjoy the views from the picture window. The kitchen is compact with preparation space, good storage plus integral appliances and LED kitchen strip light fitted in 2024. There is a smart tiled shower room with spacious double shower and plenty of storage space throughout the apartment. To complement this development the communal gardens attract plenty of wildlife and visiting birds, its well planted and tended with seasonal shrubbery and perennials plus a magnificent array of spring bulbs and a summer seating area.

In summary this is a well-situated double bedroom age exclusive second floor apartment with the added advantage of elevated views across the area, ideal for those looking for an independent lifestyle with peace of mind and security attached. This property is offered with vacant possession and no forward chain.





SECOND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 436 sq.ft. (40.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for illustrative purposes only and is not to be used as such by any prospective purchaser. 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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