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CAVENDISH DRIVE, LOCKS HEATH, SOUTHAMPTON, SO31 6BN



**MODERN TWO BEDROOM TOP FLOOR APARTMENT WITH ALLOCATED PARKING, SITUATED IN A POPULAR RESIDENTIAL LOCATION IN CLOSE PROXIMITY TO LOCAL AMENITIES AND WELL REGARDED SCHOOLS.
NO FORWARD CHAIN.**

Offers Over £200,000 Leasehold

The Property

This spacious and modern two bedroom top floor apartment is situated in the popular residential location of Locks Heath and is being offered with no forward chain. Built in 2015 of brick elevations to the exterior with rendered features under a pitched tiled roof, the property benefits from gas fired heating and double glazing. Boasting modern décor throughout, this lovely dwelling offers the new owner the opportunity to move with minimal fuss.

The apartment block benefits from a security entrance system to the communal areas. The accommodation itself offers a sumptuous lounge/diner that is sure to meet your entertainment needs. The modern fitted kitchen, benefits from the latest fixtures, making it a haven for individuals who enjoy cooking. The property also features two bedrooms and a contemporary bathroom, ensuring your comfort is never compromised. Outside, the dwelling offers an allocated parking space, bin and bike storage.

Don't miss out on the opportunity to make this apartment your new home, call us today to arrange a viewing.

The Local Area

Locks Heath is popular residential suburb in the borough of Fareham, Hampshire and is historically famed for strawberry growing. Neighbouring villages include Sarisbury Green, Park Gate, Warsash and Titchfield Common.

Locks Heath boasts a shopping complex where you will find an array of services including a doctor's surgery, community centre, Post Office, public library, chemist and a public house. Shopping facilities include Waitrose, Iceland and a number of other outlets and independent traders. There is also a range of popular coffee shops, and eateries.

Schooling in the area is a particular draw for families, with Locks Heath Infant and Junior Schools being situated in nearby Warsash Road. Brookfield School in Brook Lane is the catchment school for 11–16-year-olds. Locks Heath is also well catered for by pre-schools and nurseries.

The area is served by Swanwick Train Station providing services along the South Coast with connecting travel into London. The M27 motorway is accessed at junction 9 which links the cities of Southampton and Portsmouth.



Approximate total area⁽¹⁾
636 ft²
59 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Accommodation

Upon entering the apartment, you are greeted by the hallway offering doors to all rooms and a useful storage cupboard. A rear elevation window allows light into the space. The lounge/diner is a light, airy and filled with natural light courtesy of windows to the front and rear elevations. An opening leads into the kitchen.





The modern kitchen will prove popular with culinary enthusiasts and comprises a range of wall and base units with a worksurface over. Integrated appliances include a built under electric oven, four ring induction hob, fridge freezer, dishwasher and a washing machine. A stainless steel sink and drainer lie beneath a front elevation window and a cupboard houses an Ideal combination boiler.

Bedroom one is a well-proportioned double room with a front elevation window and a fitted wardrobe system comprising hanging space, drawers and shelving. A loft hatch allows access into the attic space.



Bedroom two benefits from a rear elevation window. The contemporary bathroom is principally tiled and comprises a panel enclosed bath with a shower over, wash hand basin with storage beneath and a low level WC. There is an extractor fan and heated towel radiator.



EPC to follow

COUNCIL TAX BAND: B - Fareham Borough Council. Charges for 2025/26 £1,683.54.

UTILITIES: Mains gas, electricity, water and drainage.

LEASEHOLD: Residue of 125 years from 1st January 2015. Ground rent: £250.00 per annum.

Maintenance block charge £1,323.10 per annum. Estate charge £333.81 per annum.

(Please note these are the most recent charges, provided by the sellers and may be subject to change).

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

Tel: 02380 404055 Web: www.mannsandmanns.co.uk

**1 & 2 Brooklyn Cottages
Portsmouth Road
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Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.