



Old Common Gardens – Locks Heath – Southampton – Hampshire– SO31 6AX

A one-bedroom ground floor apartment in a popular retirement development close to shops



34 Old Common Gardens

Entrance hall • Sitting room • Bedroom •
Kitchen • Shower room

£137,500 leasehold

Old Common Gardens is situated off Locks Road which runs due south from Middle Road and connects to the main A27. The development adjoins woodland and playing fields on common land which once formed part of Swanwick Heath.

A one-bedroom ground floor apartment with access to the gardens.

Facilities include a resident manager, emergency alarm system in each property, a residents' lounge and communal laundry. There are also guest facilities that can be booked for visitors.

Attractive landscaped gardens.

Communications are excellent with the M27 at Junction 9 less than 3 miles. Fareham is about 5 miles and Southampton 6 miles. Wickham is 7 miles and Botley 6 miles. Fast trains from Swanwick, about 2 miles, to Southampton take about 20 minutes and to London (Paddington) about an hour and 50 minutes. Southampton Airport is about seven miles.

125 year lease (from 1987), £75 p.a. ground rent and 60+ age covenant.

**For viewings please contact the
Scheme Manager on 01489 885409 or
Fifty5plus on 01488 668655**



Sitting Room



Kitchen



Bedroom

The Property

No 34 is a one bedroom ground floor apartment with approximate room dimension as follows: Entrance hall with airing cupboard and storage cupboard. Sitting room (16'10" into double glazed doors to garden x 11'). Kitchen (8'11" x 6') Bedroom (13' max excluding double wardrobe x 9'1") Shower room (6'10" max x 5'6" max) Double glazing and electric storage heating.

Locks Heath and its neighbour Warsash are favoured residential districts close to the coast and with frontage to the River Hamble and easy access to countryside. There is both good local shopping and public transport to the larger centres of both Fareham and Southampton.

Directions to Old Common Gardens

From the M27 Junction 9 take the A27 south and at the large roundabout take the 5th exit into Southampton Road. Continue over the next roundabout into Bridge Road and in about 200 yards turn left into Locks Road.

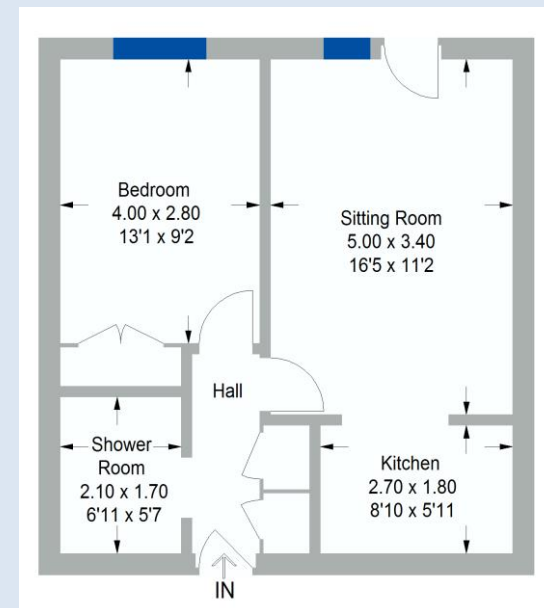
Continue down Locks Road towards Locks Heath passing Admirals Road on your left and Headland Drive on your right. Turn next right into Meadow Avenue and in about 50 yards turn right into Old Common. Old Common Gardens will be seen in a short distance on your right.



Shower Room



Gardens



Approximate gross internals: Total: 30 m² / 323 ft²

Energy Performance Rating: 70

Condition Code: B

Service charge: £2,168 pa

Council tax banding: A

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor.

Old Common Gardens

Old Common Gardens consists of 49 apartments in two buildings each of two storeys surrounded by landscaped gardens and grounds with a parking forecourt at the entrance to the development.

Locks Heath and its neighbour Warsash are favoured residential districts close to the coast and with frontage to the River Hamble and access to countryside. The area is just south of the main A27 Southampton Road and there is both good local shopping and public transport to the larger centres of both Fareham and Southampton.

Locks Heath lies about a mile south of Swanwick and Junction 9 of the M27 bounded by Warsash and Titchfield to the south west and south east. It originally established itself as a community of market gardens and farms becoming famous for supplying much of the country with strawberries in the early part of the 20th century.

Southampton is a thriving city about six miles away with many beautiful parks and gardens, flourishing theatre, excellent shops and numerous places of interest. Today there are several museums in the city and many fine buildings. There are regular ferries to The Isle of Wight.

Further Afield

Locks Heath is surrounded by the earlier settlements of Swanwick and Titchfield. Titchfield is mentioned in Domesday as Ticefelle and had a mill, a market and a toll. Today it remains an attractive small town with a Saxon Church and the ruin of Place House, where Charles I spent his last night before imprisonment.



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