



30 CELANDINE AVENUE

LOCKS HEATH
Hampshire, SO31 6XA

TWO BEDROOM FIRST FLOOR FLAT IN LOCKS HEATH.

- Two bedroom flat
- First floor
- Allocated parking
- Great location
- EPC Rating- Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)	76	82
D	(55-68)		
E	(39-54)		
F	(29-38)		
G	(1-28)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	EU Directive

Reference: 937566

Deposit Amount: £1,125

Council Tax: Band B

Furnishing: Unfurnished

Heating Type: Electric overnight storage heaters

Parking: Allocated Parking Space

Utilities:

- Mains Supply Electricity - prepayment meter
- Mains Supply Water - metered

Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website www.ofcom.org.uk/phones-and-broadband

Flood Risk: Very Low. For more information refer to gov.uk, check long term flood risk www.gov.uk/check-long-term-flood-risk



Located in a quiet residential area in Locks Heath, this two bedroom first floor flat is finished to a great standard.

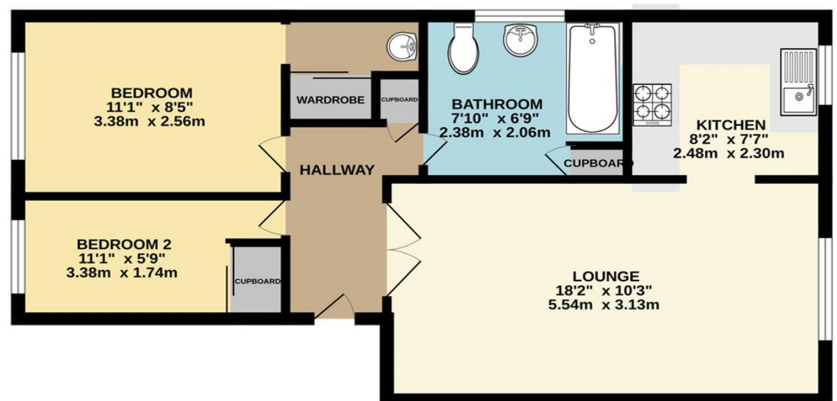
Internally the reception room is a good size, accessed via double doors. The separate kitchen is a modern white suite with plenty of cupboard and counter space, complete with white goods to include a fridge freezer, washing machine (not part of the tenancy agreement) and built in electric oven/hob. The main bedroom is a double with dressing area, built in double wardrobe and sink unit. Bedroom two is a single. The bathroom is fitted white suite with full sized bath with shower over.

Further benefits include an allocated parking space.

The electricity is on a prepayment meter and some of the windows are single glazing.

Please note, the marketing photos were taken prior to the current tenancy.

FIRST FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
Made with Merge3D 02025

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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