



Addison
ESTATE AGENTS



40 Woodrush Crescent, Locks Heath, Southampton, SO31 6UP

£185,000 Leasehold

This beautifully presented one-bedroom first-floor maisonette offers an excellent opportunity for first-time buyers, downsizers and investors alike, situated in the highly convenient location of Locks Heath,


A standout feature of this home is the private garden & personal front door. Providing a wonderful outdoor space for entertaining, relaxing or gardening, it offers far more outside space than many comparable apartments and maisonettes in the area.

Further enhancing the appeal is the exceptionally low service charge, making this an affordable and attractive long-term ownership proposition.

Internally, the property is well maintained throughout and benefits from a bright and spacious lounge/dining room, creating a welcoming environment for both everyday living and entertaining. The separate kitchen is thoughtfully arranged with storage and workspace, whilst the generously sized bedroom enjoys plenty of natural light and offers a peaceful retreat.

The modern bathroom has been finished to a high standard, featuring floor-to-ceiling tiling and a stylish three-piece suite.

The property also benefits from allocated parking and is ideally positioned within easy reach of Locks Heath Shopping Centre.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Further Information

Local Council:

Council Tax Band:

A

Amount Payable for 2025/2026:

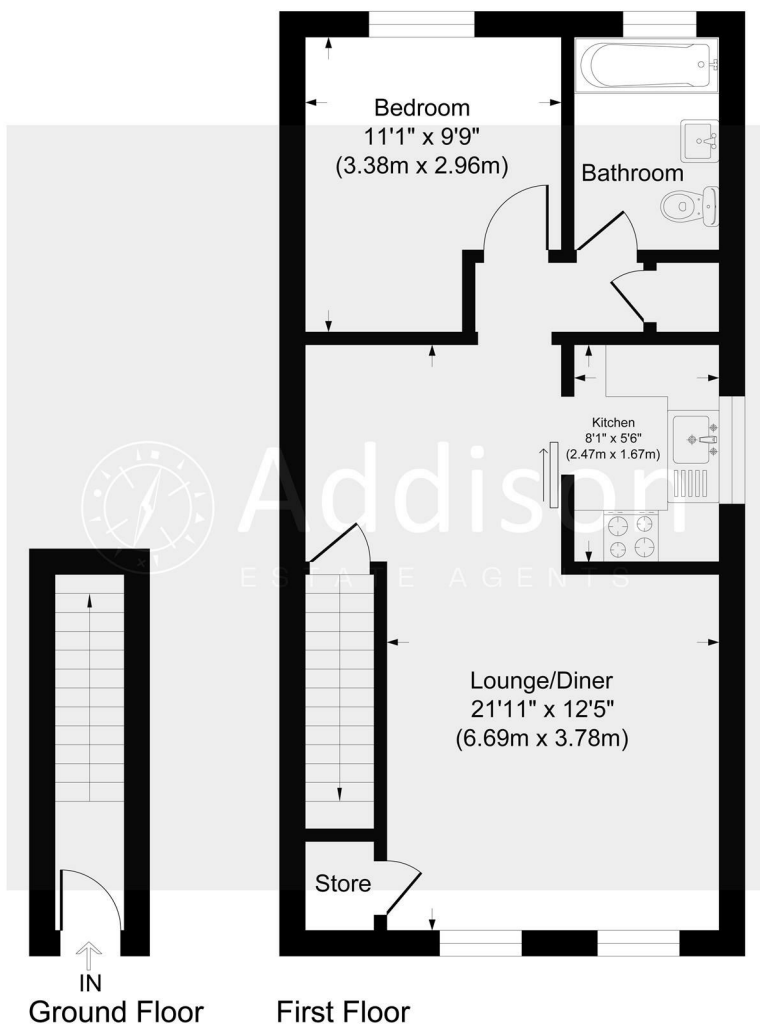
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Estate Management Charge:

TBC



**Approximate Gross Internal Area
543 sq ft - 50 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

- BEAUTIFULLY PRESENTED ONE-BEDROOM FIRST FLOOR MAISONETTE
- PRIVATE FRONT DOOR PROVIDING A TRUE HOUSE-LIKE FEEL
- PRIVATE GARDEN – IDEAL FOR ENTERTAINING & RELAXING
 - EXCEPTIONALLY LOW SERVICE CHARGE
- BRIGHT & SPACIOUS LOUNGE/DINING ROOM
 - SEPARATE FITTED KITCHEN WITH AMPLE STORAGE & WORKSPACE
 - LARGE DOUBLE BEDROOM FILLED WITH NATURAL LIGHT
- MODERN BATHROOM WITH FLOOR-TO-CEILING TILING
 - ALLOCATED PARKING SPACE
- CONVENIENTLY LOCATED CLOSE TO LOCKS HEATH SHOPPING CENTRE & TRANSPORT LINKS



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If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.



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