



26 Woodrush Crescent, Locks Heath, SO31 6UP

Asking Price £179,995



Woodrush Crescent |
Locks Heath | SO31 6UP
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W&W are pleased to offer for sale this well presented two bedroom first floor apartment. The property boasts two bedrooms, kitchen, lounge/dining room & bathroom. Outside, the property benefits from an allocated parking space & communal gardens.

Woodrush Crescent is ideally situated with Locks Heath Centre just a 15 minute walk away providing a variety of shops and amenities including a large Waitrose. Tesco express is also within walking distance as are Locks Heath Junior & Infant Schools.



ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Well presented two bedroom first floor apartment

Lounge/dining room with fireplace

Kitchen enjoying integrated oven/hob with space for additional appliances

Main bedroom benefitting from walk in dressing area with fitted wardrobes

Guest bedroom also benefitting from built in storage

Main bathroom comprising three piece suite with feature corner bath

Allocated parking

Communal Gardens

995 Years remaining on the lease

Ground Rent £0

Service charge approx. £1,020 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

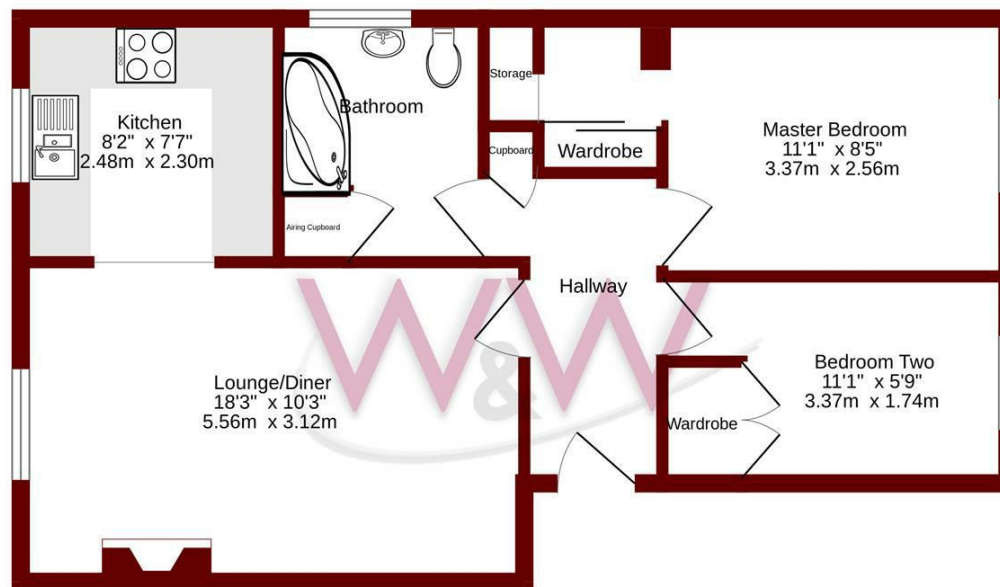
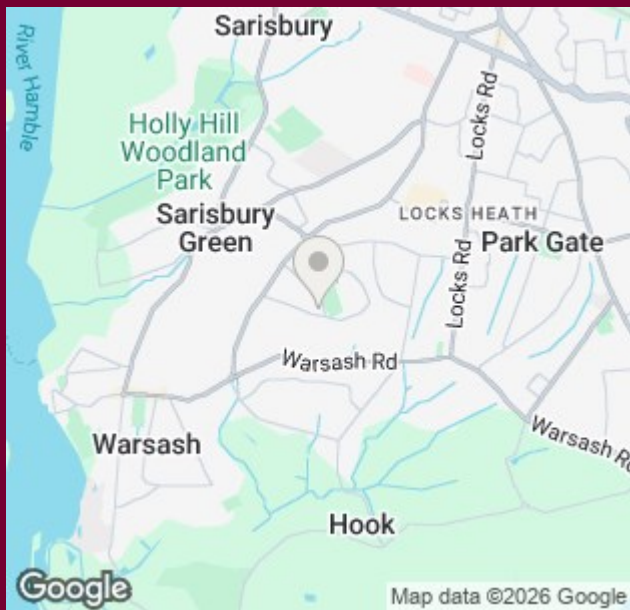
Sewerage - Mains

Heating - Electric heating

Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

Please check here for all networks - <https://checker.ofcom.org.uk/>



TOTAL FLOOR AREA : 526 sq.ft. (48.8 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 mis-statement. This plan is for illustrative purposes only and should 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - B

Tenure - Leasehold

Current EPC Rating -C

Potential EPC Rating - C

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