



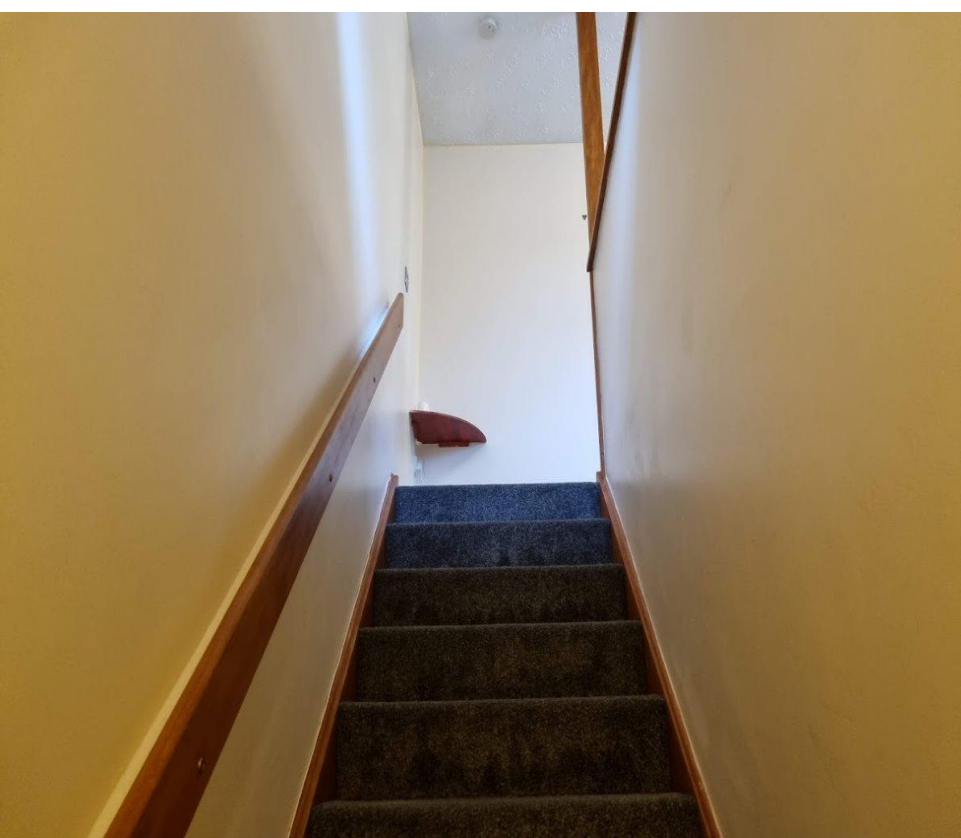
**Durley Crescent**

**1 Bedroom first floor  
flat**

**£115,000 Leasehold**

Ashurst Bridge, Totton





## 31 Durley Crescent

### Description

- First floor maisonette
- UPVC double glazing
- Popular location
- EPC Rating: D
- Separate utility area
- Private parking
- Outside storage
- PROPERTY REF: 2137

**Another Parkers' exclusive! Our properties are not available elsewhere, so contact Parkers Lettings and Landlord Sales for expert advice and assistance.**

A great opportunity to purchase this 1-bedroom first floor maisonette in the quiet area of Ashurst Bridge. The accommodation provides plenty of living space, along with outside storage and private parking.

The kitchen features a slot-in gas cooker and plenty of storage. There is a separate utility area between the bedroom and bathroom with built-in wardrobe, shelving unit to one wall and the space and plumbing for a washing machine to be fitted. The shower room has an enclosed shower cubicle with electric shower as well as a built-in storage cupboard.

**Agents notes:** The property is currently let on an Assured Shorthold tenancy basis until April 2026. For Landlord Investors, further information on the lease is available on application.

**Tenure:** Leasehold.

**Term:** 99 years from 1989. Approximately 64 years remaining.

**Ground Rent:** £50 per annum. Service charge: £nil.

**EPC rating:** 'D'.

**Council Tax:** Band 'A'. New Forest District Council (Totton & Eling Area) £ 1,571.08 for year 2025 / 2026.

### **Locality: Totton**

Some 3 miles West of Southampton, what used to be the largest village in England has grown to a population of nearly 30,000. However Totton and Eling is still considered a friendly place to live, with excellent shopping and leisure facilities, good schooling, from Infant to Secondary, and within a short drive of Lepe Country Park and a pebble beach at Calshot. Totton is served by the M27 (junctions 2 and 3) and a mainline Railway Station.



**Directions:** Starting from our offices in Totton, SO40 3SG. Total : 3 miles (9mins)

1. Drive northwest. (0.08 miles)
2. Turn right onto Salisbury Road/A36. (0.1 miles)
3. Enter the roundabout and take the 3rd exit onto Ringwood Road/A336. (0.1 miles)
4. Enter the roundabout and take the 2nd exit onto Ringwood Road/A336. (0.8 miles)
5. Enter the roundabout and take the 2nd exit onto A336. (0.3 miles)
6. Enter the roundabout and take the 1st exit onto Fletchwood Road. (0.1 miles)
7. Enter the roundabout and take the 1st exit onto A326. (0.8 miles)
8. Enter the roundabout and take the 1st exit onto Cocklydown Lane. (0.1 miles)
9. Turn left onto Ibbotson Way. (0.2 miles)
10. Turn right onto Durley Crescent. (0.04 miles)
11. Your destination is on the left. (0.00 miles)

**Hours of business:** We're open for business Monday - Friday 9.15am - 5.00pm. Late Wednesday 6.30pm. Saturday, our office is open 10.15am - 1.00pm and 2.00pm - 5.00pm for viewings only. Sunday, Closed.

### **When is stamp duty paid?**

In England and Northern Ireland, no stamp duty is due on the first £250,000 of a main residential property - though that threshold is £425,000 if you're a first-time buyer. Note: The £425,000 first-time buyer stamp duty threshold does not apply if the property you are buying costs more than £625,000.

If buying as your main residence, the rates are:

£250,001 - £925,000 @ 5%  
£925,001 - £1,500,000 @ 10%  
£1,500,001 + @ 12%

If buying as a second home or investment, the rates are:

£250,001 - £925,000 @ 8%  
£925,001 - £1,500,000 @ 13%  
£1,500,001 + @ 15%

From 1st April 2025, there will be several changes coming into effect:

The nil rate threshold which is currently £250,000 will return to the previous level of £125,000.

The nil rate threshold for first-time buyers which is currently £425,000 will return to the previous level of £300,000.

The maximum purchase price for which First-Time Buyers Relief (a reduced stamp duty rate) can be claimed is currently £625,000 and will return to the previous level of £500,000.

**A bit about us:** Here at Parkers, we know that you have many options to consider when it comes to choosing an agent, but we like to think that we offer you more than your standard agent.

We're local specialists so when you want lettings, sales and property management services in Totton, Romsey and Southampton, we are second to none. We take immense pride in supporting the local community and playing our part in helping people take the next step in the market.

Whether you need advice on where and when to buy-to-let, where to rent or you require assistance in reaching out to prospective buyers and tenants, we can help you. We place a strong emphasis on customer relationships, and we take the time to find out what you want to achieve.

If you're looking to sell your rented property, we're uniquely placed to help with our many hundreds of local landlords. By selling to another investor, it is often possible to keep your tenant in place, ensuring you receive rental income up to the very last day of your ownership, with the buyer receiving a return on their investment from the very next day. Our marketing comprises the best mix of technology, with video tours, floorplans and internet advertising, together with a nod to our heritage with good old fashioned estate agency practices.



## Accommodation Comprises:

**Entrance Hallway / Stairwell**  
with stairs leading to first floor.

**Lounge : 14.07' x 8.66' (4.29m x 2.64m)**  
Good size lounge area leading to kitchen and bedroom.

**Kitchen : 5.18' x 9.55' (1.58m x 2.91m)**  
Kitchen area with oven, hob and hood included.

**Bedroom : 9.25' x 7.09' (2.82m x 2.16m)**  
Double bedroom with built-in shelving unit to one wall creating a convenient space for storage , door leading to utility area and shower room.

**Utility Area : 4.40' x 4.76' (1.34m x 1.45m)**  
Housing built-in wardrobe with space for a washing machine to be connected as well as a small worktop perfect for saving space.

**Shower Room : 6.33' x 5.31' (1.93m x 1.62m)**  
with enclosed shower cubicle, electric shower and built-in storage cupboard.

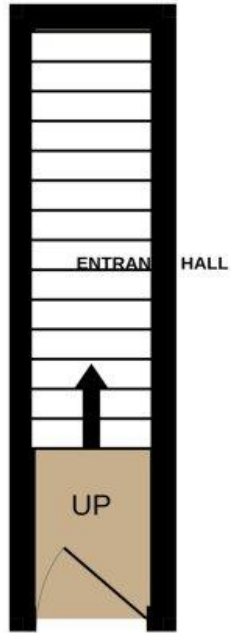
**Outside Storage**  
Good size storage cupboard next to the front door, housing electric meter. Perfect for storing garden tools or bin bags.

**Parking**  
Private parking for one car to the rear of the property with visitor parking available.



GROUND FLOOR  
44 sq.ft. (4.1 sq.m.) approx.

1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 351 sq.ft. (32.6 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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Lease : 64 years

Service Fees : 0



Certificate Number : 0677-2818-7916-2900-3451

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76
55-68	D	62	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0677-2818-7916-2900-3451>



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