



Flat 7, 20 Manor Road, Salisbury, Wiltshire, SP1 1JS

£140,000 Leasehold

**A spacious one bedroom ground floor flat benefitting from communal gardens and a parking space. No onward chain.**

### **Description**

A very spacious ground floor flat forming part of a modern extension to an attractive converted character house which is situated just outside the city centre and ring road. It is in need of some updating and comprises a communal entrance hallway leading to an entrance porch. There is a hallway which leads to all the rooms. There is a sitting room with an attractive bay window and a kitchen/breakfast room. There is a shower room and the double bedroom has an ensuite bathroom. The windows are PVCu double glazed and the property also benefits from electric heating. Externally there is a good sized communal garden to the rear together with an allocated parking space within the car park as well as visitor spaces. The property is offered to the market with vacant possession. Manor Road lies on the eastern side of Salisbury and nearby amenities include a convenience store and a bus service to the city centre which lies approximately half a mile away. This has an excellent range of amenities including a mainline railway station serving London Waterloo.

### **Property Specifics**

The accommodation is arranged as follows, all measurements being approximate:

#### **Communal entrance hall**

Communal front door with entrance intercom system, cupboard housing electric meter, private front door to;

#### **Entrance porch**

Cupboard housing electric fusebox, door to;

#### **Entrance hall**

Entrance intercom phone, night storage heater, cupboard housing hot water tank, immersion and shelving.

#### **Sitting room 19'1" x 12'1" both max (5.82m x 3.69m both max)**

Large bay window to front, two night storage heaters, TV and telephone point.

#### **Kitchen/breakfast room 10'0" x 8'11" min 11'10" max (3.05m x 2.73m min 3.62m max)**

Fitted with base and wall units with work surfaces and splashbacks, sink and drainer under window to side, further window to side, space/point for electric cooker, space/plumbing for washing machine, space for fridge/freezer and small table and chairs, night storage heater.

#### **Bedroom 11'8" x 11'7" (3.56m x 3.54m)**

Window to side, TV point, night storage heater, door to;

#### **En-suite bathroom 8'8" x 7'8" both max (2.65m x 2.35m both max)**

Fitted with a suite comprising panelled bath, pedestal wash hand basin, low level WC, wall mounted heater, part tiled walls, obscure glazed window to side.

#### **Shower room**

Fitted with a suite comprising shower cubicle, pedestal wash hand basin, low level WC, extractor, strip light and shaver point, wall mounted electric heater.

#### **Outside**

To the rear of the block there is a good sized communal garden and patio area together with a car park within which there is an allocated parking space.

#### **Tenure**

Leasehold on 125 year lease from 1988. Service charge £1800 per annum and the ground rent is £200 per annum due on 1st January.

#### **Services**

Mains water, electricity and drainage are connected to the property.

#### **Outgoings**

The Council Tax Band is ' C ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,129.43.

#### **Directions**

From our office proceed north and at the roundabout turn right onto the ring road. At St Mark's roundabout take the third exit into Wain-a-long Road and first right into Manor Road. No. 20 will be seen on the left hand side after about 200 yards.

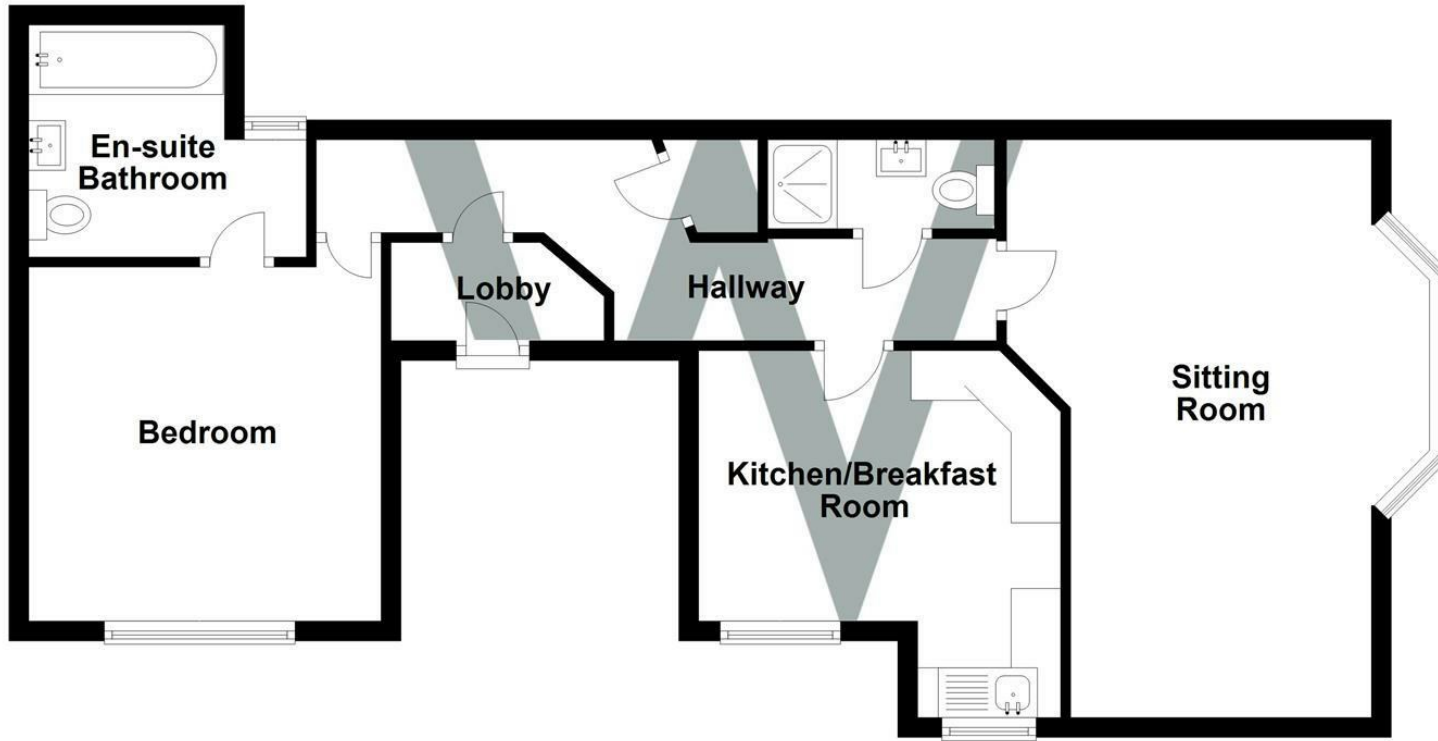
#### **WHAT3WORDS**

What3Words reference is: ///spared.tests.exact



## Floor Plan

Approx. 63.8 sq. metres (687.2 sq. feet)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>57</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	<b>76</b>
EU Directive 2002/91/EC	



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