



Flat 28 Cleveland Flats, Fairview Road, Salisbury, Wiltshire, SP1 1JY

Guide Price £195,000 Leasehold

Spacious first floor flat in a modern block just outside the ring road.

Directions

From our office in Castle Street proceed north to the ring road and at the roundabout turn right. At the next roundabout take the third turning into Wain-a-long Road, first right into Manor Road and first left into Fairview Road where Cleveland Flats will be seen at the end on the left hand side.

Description

A first floor flat offered in good order in this modern block within walking distance of the city centre and local Co-op store. Benefits include double glazed windows and gas fired central heating by radiators. The accommodation consists of two double bedrooms, single bedroom, bathroom, kitchen and sitting room with balcony off. There is a communal garden area and washing lines for residents. There is a communal central car park and parking is also available on local roads. The flat is currently rented and the tenant would like to stay on if an investor was interested.

Property Specifics

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

Communal hall

Stairs to first and second floors.

Entrance hall

Double built in coats/storage cupboard. Cupboard housing Worcester combination boiler for heating and hot water.

Kitchen 10'5" x 8'7" (3.18 x 2.63)

Range of work surfaces with base and wall cupboards. Built in oven, electric hob and extractor fan. Space and plumbing for washing machine, inset single drainer sink unit with mixer tap, wood effect flooring.

Sitting room 14'1" x 12'5" (4.31 x 3.81)

Double aspect room with door to balcony.

Bedroom one 11'4" x 10'7" (3.46 x 3.24)

Double built in wardrobe.

Bedroom two 12'8" x 10'7" (3.87 x 3.24)

Double built in wardrobe.

Bedroom three 8'3" x 7'4" (2.52 x 2.25)

Bathroom

White suite of panel bath, low level wc and hand basin. Extractor fan, part tiled walls.

Outside

There is a central parking area, communal gardens and area with washing lines.

Services

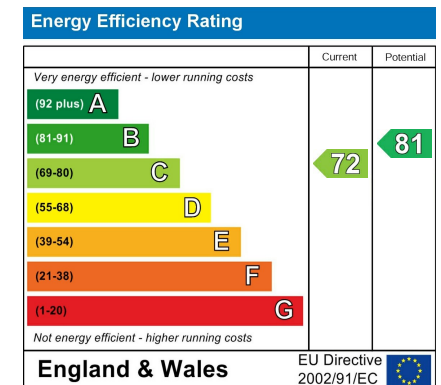
Mains gas, water, electricity and drainage are connected to the property.

Outgoings

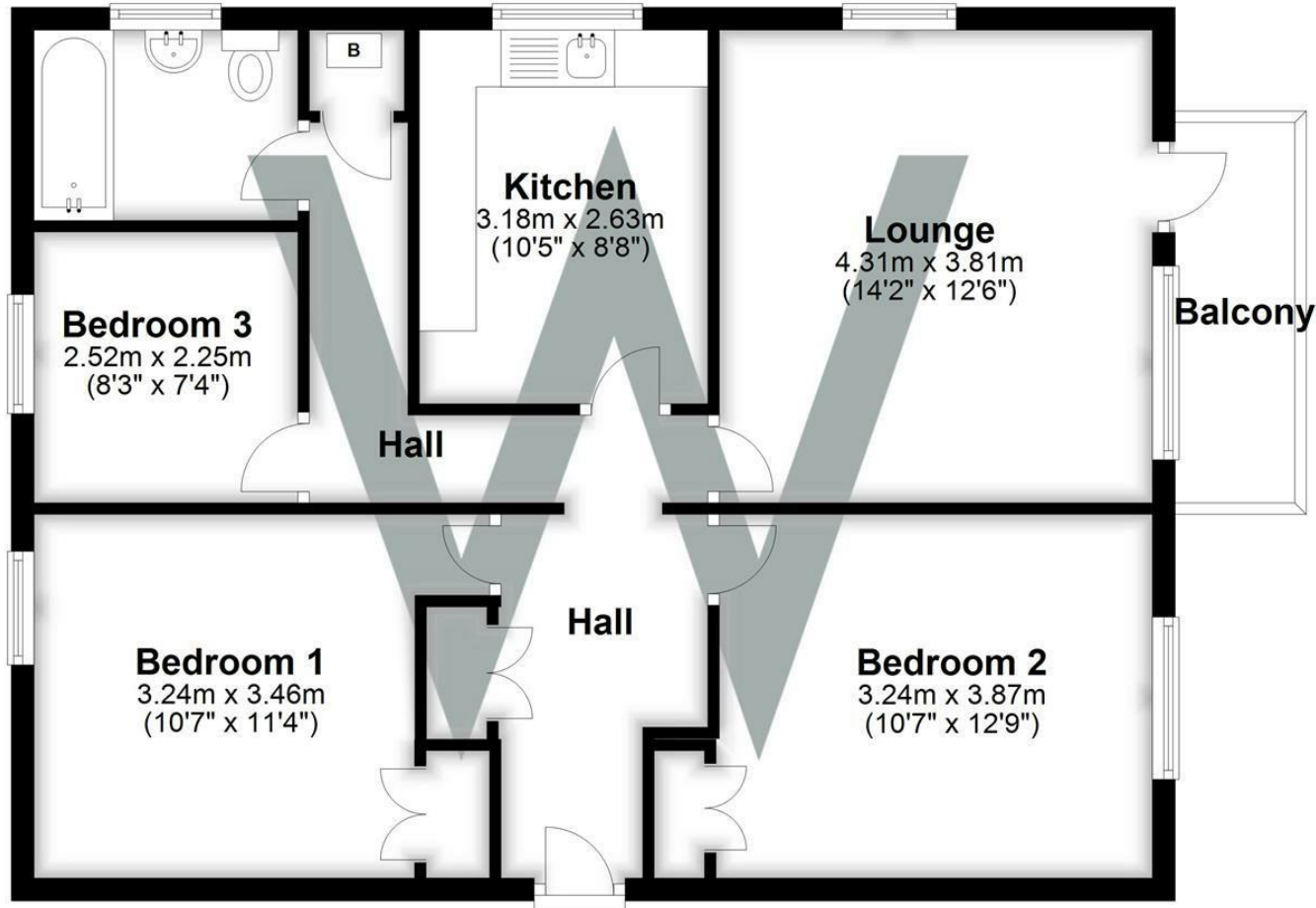
The Council Tax Band is ' C ' and the payment for the year 2020/2021 payable to Wiltshire Council is £1,873.56

Tenure

999 year lease with approximately 956 remaining. Service charge and ground rent are approximately £70 per month including a sinking fund contribution and this covers the use of the caretaker who maintains the garden and communal areas, and window cleaning.



First Floor
Approx. 73.6 sq. metres (792.6 sq. feet)



Total area: approx. 73.6 sq. metres (792.6 sq. feet)



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