



21 Chatham Close, Salisbury, Wiltshire, SP1 3JR

£170,000 Leasehold

A two bedroom maisonette with well proportioned accommodation arranged over two floors and benefiting from a garden area and an allocated parking space.

Directions

From our offices in Castle Street proceed away from the city centre and continue forwards on to Castle Road at the roundabout. At the next set of lights turn left on to Stratford Road. Chatham Close can be found after approximately half a mile on the right hand side.

Description

The property is a two bedroom maisonette arranged over the ground and first floor of this purpose built flat. In need of moderate updating, the property comprises an entrance hallway, which leads to a sitting room and a kitchen/dining room. On the first floor are two double bedrooms, both with a fitted wardrobe and a shower room. Benefits include PVCu double glazing and gas fired central heating. Externally, there is a garden for the use of this property only, a brick built secure storage shed and an allocated parking space in a car park behind. Chatham Close lies in the popular Stratford area of the city, approximately half a mile from the city centre and on a regular bus route. No onward chain.

Property Specifics

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

Entrance porch

Inset doormat, glazed door to:

Entrance hall

Radiator, stairs, wall mounted thermostat, doors to kitchen/dining room and to:

Sitting room 15'11" x 11'5" (4.86m x 3.50m)

Window, radiator, fitted cupboards, sliding glazed door to rear porch with fully glazed windows and door.

Kitchen/dining room 10'4" x 9'6" (3.15m x 2.90m)

Fitted with base and wall units with work surfaces over and tiled splashbacks, sink and drainer under window to front, space for fridge and freezer, space/plumbing for washing machine, two understair cupboards, further cupboard also housing gas boiler, space for table and chairs.

Stairs to first floor - Landing

Doors to bedrooms and shower room.

Bedroom one 15'11" x 9'10" (4.87m x 3.01m)

Windows to front and side, radiator, over stair wardrobe, fitted wardrobes.

Bedroom two 11'5" x 10'7" (3.48m x 3.23m)

Window to rear, radiator, over stair wardrobe.

Shower room

Fitted with a white suite comprising walk in shower, low level WC, pedestal wash hand basin, radiator, obscure glazed window to rear.

Outside

To the front of the property is an open plan lawn area and to the side is a lockable brick built storage shed. In the car park behind is an allocated parking space.

Services

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

Tenure

125 year lease with approximately 89 years remaining. Ground Rent £10 per annum. Service Charge was £174 for 2022.

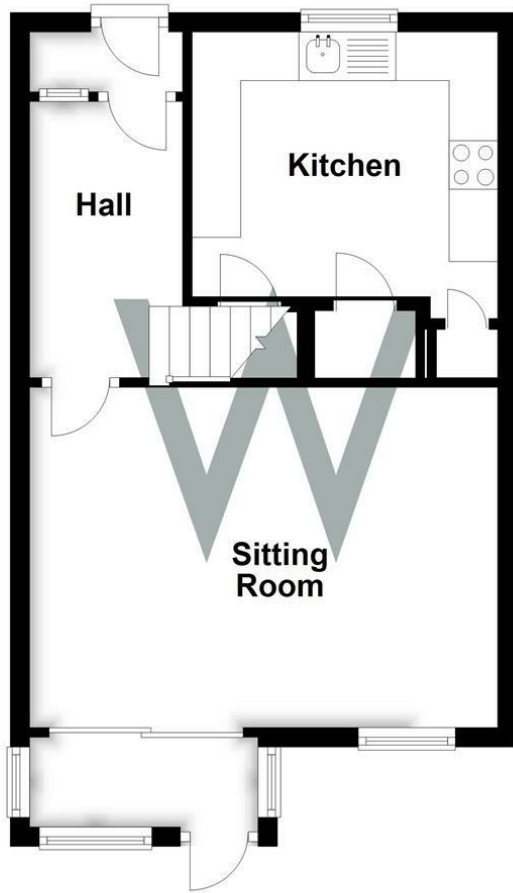
Outgoings

The Council Tax Band is ' B ' and the payment for the year 2022/2023 payable to Wiltshire Council is £1,704.74.

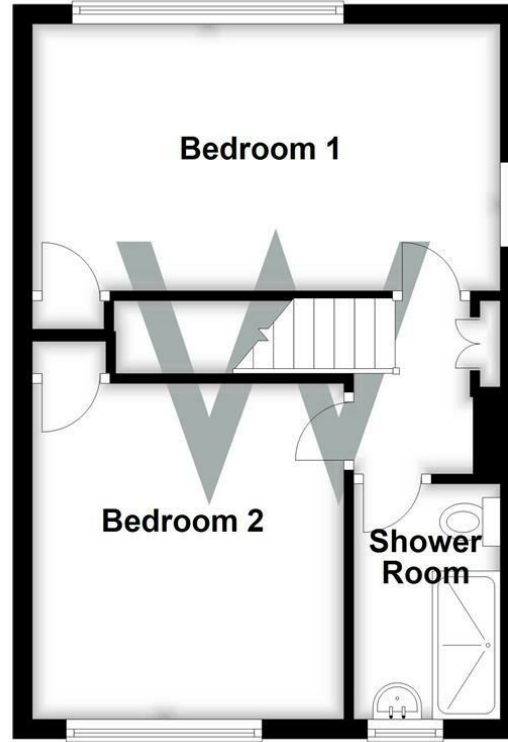
WHAT3WORDS

What3Words reference is: [///louder.escape.starfish](https://www.what3words.com/#!/louder.escape.starfish)

Ground Floor



First Floor



Total area: approx. 71.5 sq. metres (770.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(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	

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