



Flat 3, 40 Manor Road, Salisbury, Wiltshire, SP1 1JS

£145,000 Leasehold

A one bedroom flat forming part of a converted Victorian house and offered with no onward chain.

Directions

From our office in Castle Street, proceed away from the city centre and at the roundabout turn right onto the ring road. At the next roundabout take the third exit into Wain-A-Long Road before taking the first right turn into Manor Road. The property can be found on the left hand side shortly after the turn for Fairview Road.

Description

The property is one of four flats which have been converted from a large semi detached Victorian house. This property is a first floor flat accessed from a communal hallway. The property comprises an entrance hallway which leads to all the rooms. There is a sitting/dining room which has a generous feature bay window with views towards the city. There is a kitchen, a bedroom and a bathroom. The flat retains original features such as high ceilings and sash windows; it benefits from electric heating. There is use of a communal garden with a drying area. There is residents parking on Manor Road. The flat is offered to the market with vacant possession. Manor Road is located in a prime residential area, lying just outside the ring road with a useful convenience store in Kelsey Road. The city centre lies approximately a mile away and has an excellent range of shopping and cultural amenities, including a mainline railway station serving London Waterloo.

Property Specifics

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

Communal entrance hall

Stairs to first floor.

Entrance hall

Doors to all rooms, cupboard housing hot water tank and immersion with shelving.

Sitting/dining room 14'9" x 13'11" (4.52m x 4.26m)

Large sash bay window to front with views, electric fire with timber surround and mantel, TV point, electric night storage heater.

Kitchen 6'0" x 5'4" (1.84m x 1.65m)

Fitted with cupboard and drawers with work surface over, stainless steel sink and drainer with mixer tap under sash window to side, space/point for electric cooker, space/plumbing for washing machine.

Bedroom 12'10" x 9'8" (3.92m x 2.96m)

Sash window to rear, night storage heater.

Bathroom

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

Outside

There is a communal grassed area and a gravelled drying area to the front and side of the property.

Tenure

Leasehold. The seller will be extending the lease by 99 years and the new term will be for 164 years from 1st December 2018. Ground rent is £175 per annum. Current service charge is £777.29 quarterly (currently at this level due to roof works)

Services

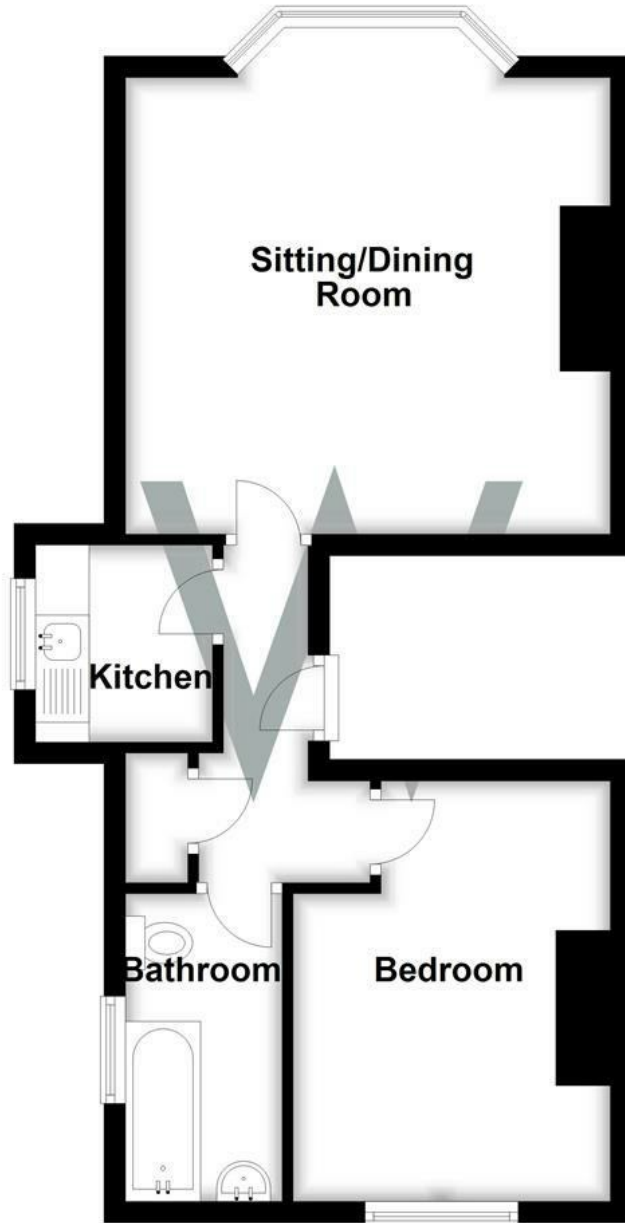
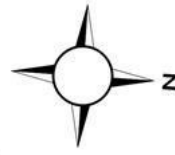
Mains water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is 'B' and the payment for the year 2020/2021 payable to Wiltshire Council is £1,639.36.

Floor Plan

Approx. 42.8 sq. metres (460.9 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Total area: approx. 42.8 sq. metres (460.9 sq. feet)

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