



13 Cleveland Flats, Fair View Road, Salisbury, Wiltshire, SP1 1JY

Guide Price £130,000 Leasehold

**A ground floor flat in this modern block just outside the ring road, in need of complete modernisation.**

### **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 found at the end on the left hand side.

### **Description**

This flat represents a perfect opportunity for a keen DIY or investment buyer to purchase a spacious two bedroom flat which is in need of full modernisation. Gas central heating has been installed to radiators and there are double glazed windows throughout. The flat is situated on the ground floor off a communal hallway in a modern block, located just outside the ring road and within a stone's throw of the local Co-op mini store. The city centre is within walking distance. There is a communal garden area and washing lines for residents to the rear, together with a shared car park on site for one vehicle per flat.

### **Property Specifics**

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

Communal entrance doors to:

#### **Communal entrance hall**

Rear access door to washing/garden area. Private front door to:

#### **Entrance hallway**

Built-in coats cupboard.

#### **Sitting room 14'0" x 12'7" (4.28m x 3.84m)**

#### **Kitchen 11'1" x 7'10" (3.39m x 2.40m)**

Larder cupboard, cooker point, stainless steel sink, work surfaces and cupboards.

#### **Bedroom one 11'10" x 9'9" (3.61m x 2.98m)**

Built-in wardrobe.

#### **Bedroom two 8'9" x 7'4" (2.67m x 2.26m)**

#### **Bathroom 7'4" x 5'4" (2.26m x 1.64m)**

Panelled bath, low level WC and wash-hand basin.

### **Outside**

There are communal gardens and drying areas. There is a shared car park on site for one vehicle per flat.

### **Services**

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

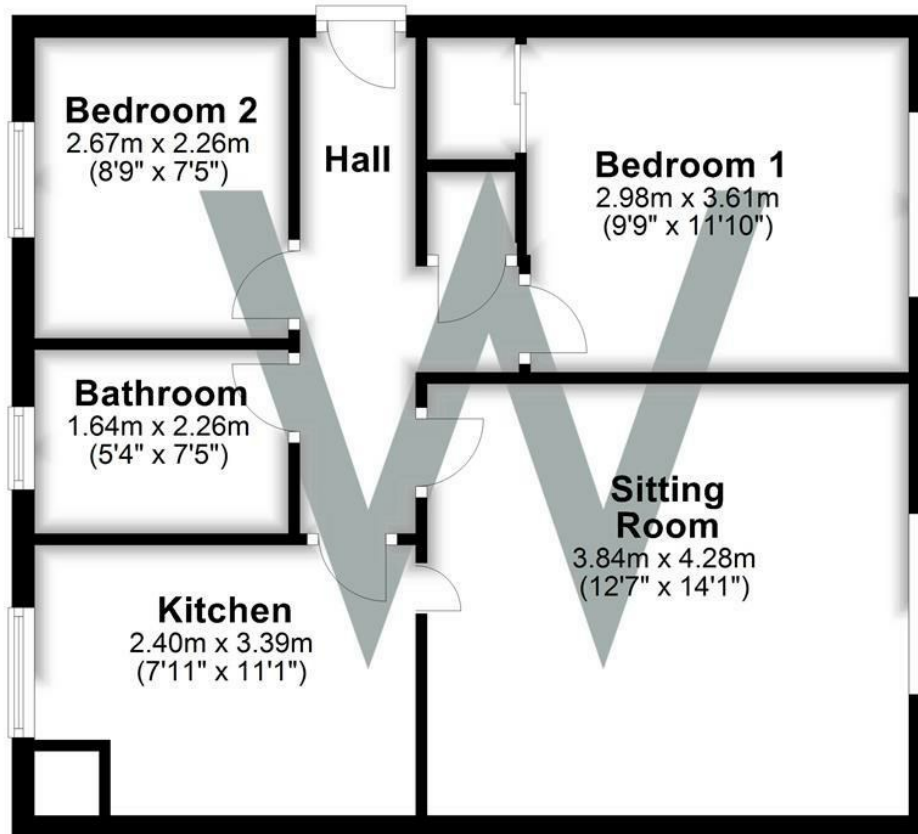
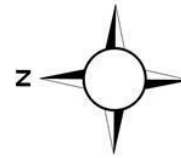
### **Outgoings**

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

### **Tenure**

Leasehold on a 999 year lease with approximately 956 years remaining. Service charge and ground rent are approximately £70 per month which includes use of a caretaker.

**Ground Floor**  
 Approx. 53.7 sq. metres (577.8 sq. feet)



Total area: approx. 53.7 sq. metres (577.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	79
(55-68) <b>D</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>		EU Directive 2002/91/EC	

**WHITES**  
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