



Flat 27 Cleveland Flats, Fairview Road, Salisbury, Wiltshire, SP1 1JY

£170,000 Leasehold

## **A two bedroom purpose built flat with a balcony area. 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 St Mark's roundabout take the third exit forwards into Wain-a-long Road before taking the first right hand turn into Manor Road. Take the first left into Fairview Road and proceed towards the end of this one-way street and Cleveland Flats can be found on the left hand side.

### **Description**

The property is a purpose built first floor flat situated in a popular residential suburb. The accommodation comprises a communal entrance hall serving all floors which also leads to the communal gardens to the rear of the block. There is a private entrance hallway which leads to all the rooms. There is a sitting/dining room with door leading to a balcony. There is a kitchen/breakfast room, a bathroom with a white suite and two good size bedrooms, both with built in wardrobes. Further benefits include gas central heating and PVCu double glazing. Within the complex there is also a communal parking and garden area and washing line for residents use only and there is an on-site caretaker. This property would make an ideal purchase for a first time buyer or those seeking property for investment purposes.

### **Property Specifics**

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

#### **Communal Hall**

Cupboard housing electric fusebox and meters, doors to all rooms.

#### **Entrance Hall**

Radiator, storage cupboard.

#### **Sitting/dining room 13'9" x 12'11" (4.20m x 3.94m)**

Window to front with glazed door to balcony area, telephone point, radiator.

#### **Kitchen/Breakfast Room 11'2" x 7'10" (3.41m x 2.39m)**

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, integrated electric oven with four ring hob and extractor over, space/plumbing for washing machine, space for fridge/freezer, radiator, sink and drainer with mixer tap under window to rear, wall mounted gas boiler, wood effect floor.

#### **Bedroom 1 12'0" x 8'10" (3.66m x 2.71m)**

Window to front, built in wardrobes, radiator.

#### **Bedroom 2 14'0" x 7'7" (4.29m x 2.33m)**

Window to rear, radiator, fitted wardrobes.

### **Bathroom**

Fitted with a white suite comprising panelled bath with hand held shower over, low level WC, pedestal wash hand basin, part tiled walls, radiator, obscure glazed window to rear.

### **Services**

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

### **Outside**

There are areas of communal garden and drying areas. There is parking within the communal car park.

### **Tenure**

999 year lease with approximately 956 years remaining. Service charge and ground rent are approximately £70.00 per month

### **Outgoings**

The Council Tax Band is B and the payment for the year 2023/2024 payable to Wiltshire Council is £1,863.25

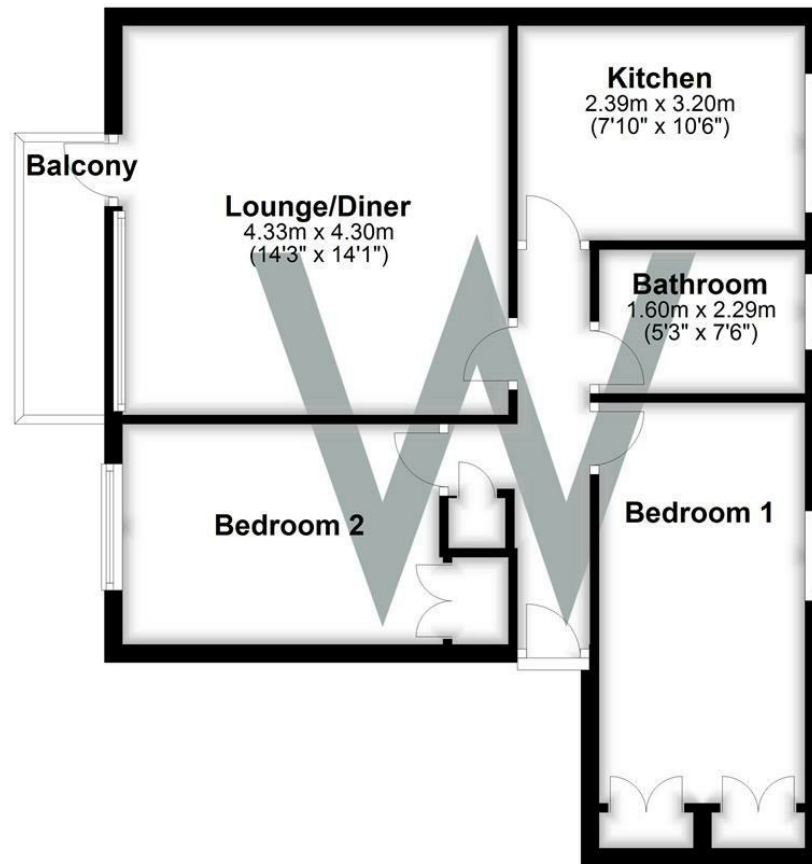
### **WHAT3WORDS**

What3Words reference is:///bring.test.hardly



## First Floor

Approx. 57.6 sq. metres (619.7 sq. feet)



Total area: approx. 57.6 sq. metres (619.7 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>		
(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>	78	81
	EU Directive 2002/91/EC	

**WHITES**  
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