



35 Neville Close, Bishopdown, Salisbury, Wiltshire, SP1 3EH

£160,000 Leasehold

A purpose built one bedroom first floor apartment with a garden.

Description

The property is a well proportioned one bedroom first floor flat which also enjoys a garden to the rear. There are only four flats within the building and access is via a secure entry fob system. The accommodation comprises a private entrance hallway which leads to all the rooms. There is a sitting/dining room and a kitchen with a good range of units and an integrated oven. There is a double bedroom with a built in wardrobe and the bathroom has a white suite with a shower over the bath. There is also a store room outside the front door, together with a brick built shed outside. Benefits include PVCu double glazing and gas fired central heating. The low maintenance garden is a particular feature with access to a large brick built store. Local amenities on the Bishopdown estate include a general store and a regular bus service to the city which lies approximately one mile away.

Property Specifics

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

Communal entrance hall

Via secure entry fob and rear door providing access to the gardens, stairs to first floor landing, large storage room and front door.

Entrance hall

Storage cupboard housing electric fusebox and meter, telephone intercom for access in to the block, doors to all rooms.

Sitting room 14'6" x 9'10" (4.44m x 3.01m)

Window to front, two radiators, BT and Virgin Media point, TV point.

Kitchen 11'3" x 6'6" (3.44m x 1.99m)

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, stainless steel sink and drainer under window to rear, integrated electric oven, space/plumbing for washing machine and dishwasher, space for fridge/freezer, wood effect floor, storage cupboard housing gas boiler.

Bedroom 11'4" max 9'11" min x 11'1" (3.46m max 3.04m min x 3.40m)

Window to rear, radiator, fitted wardrobe with hanging rail and shelving.

Bathroom

Fitted with a white suite comprising panelled bath, low level WC, wash hand basin with cupboard under, wood laminate floor, part tiled walls, heated towel rail, obscure glazed window to rear.

Outside

To the rear of the property is a gravelled garden area which accesses the brick built store. A neighbour has a right of way across the garden to access their store.

Tenure

125 year lease from June 1988. Service charge for 2021-2022 was £142.48 and Insurance was £38.70. Ground rent is £10 per annum.

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 2023/2024 payable to Wiltshire Council is £1,863.25.

Directions

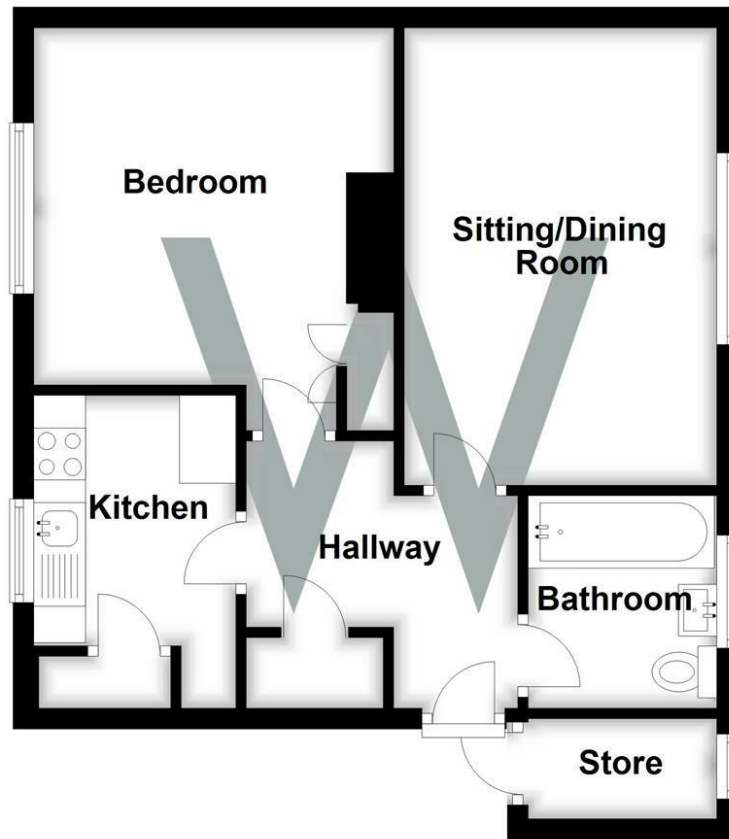
Leave Salisbury on the A30 London Road, turning left at the first set of traffic lights on to the Bishopdown estate. After continuing forward at the mini roundabout take the next left in to Fotherby Crescent and the first turn on the right is Neville Close. The property can be found on the left hand side.

WHAT3WORDS

What3Words reference is: ///natural.notch.slim

Floor Plan

Approx. 45.2 sq. metres (486.8 sq. feet)



Total area: approx. 45.2 sq. metres (486.8 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | 68 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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