



Flat 18 Cleveland Flats, Fairview Road, Salisbury, Wiltshire, SP1 1JY

Guide Price £165,000 Leasehold

A purpose built second floor flat situated in a residential suburb to the east of Salisbury city centre.

Description

The property is a purpose built second floor flat situated in a popular residential suburb. The accommodation comprises a communal entrance hall serving all floors which also leads to the communal outside area 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, a bathroom with a white suite and two good size bedrooms, one with built in wardrobes. Further benefits include gas central heating and PVCu double glazing. Within the complex there is also a communal 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.

Communal Hall

Stairs to all floors.

Entrance Hall

Coats cupboard, doors to all rooms.

Sitting Room

Large picture Window to front and door to balcony, TV point.

Kitchen/Breakfast Room

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, stainless steel sink and drainer with mixer tap under window to rear, integrated electric oven with four ring hob and extractor over, cupboard housing Worcester gas fired boiler, space/plumbing for washing machine, space for dishwasher, space for fridge/freezer.

Bedroom 1

Built-in double wardrobe with cupboards over.

Bedroom 2

Bathroom

Fitted with a white suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer shower taps, part tiled walls, extractor fan.

Outside

There are areas of communal garden and drying areas. There is on-street permit parking in the vicinity.

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.

Services

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

Tenure

Held on a 999 year lease with approximately 956 years remaining. The service charge and ground rent amount to approximately £70 per month including a sinking fund contribution and this covers the use of the caretaker who maintains the garden and communal areas, and window cleaning.

Outgoings

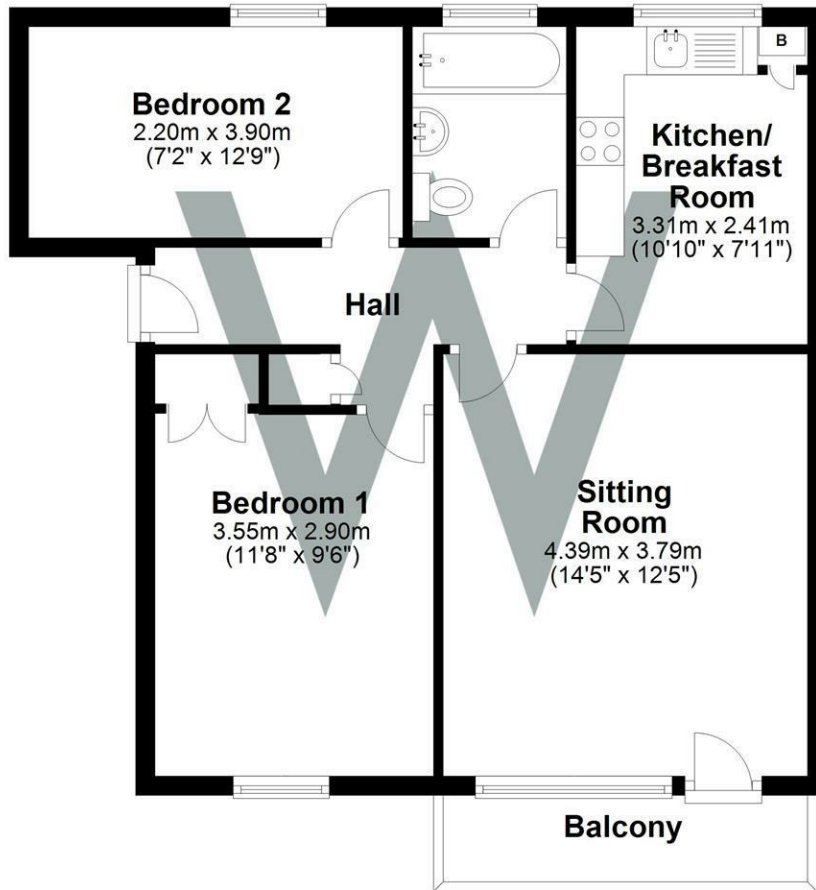
The Council Tax Band is 'B' and the payment for the year 2023/2024 payable to Wiltshire Council is £1863.25.

WHAT3WORDS

What3Words reference is: [///bring.test.hardly](#)

Second Floor

Approx. 55.8 sq. metres (601.0 sq. feet)



WHITES
Castle Chambers, 47 Castle Street,
Salisbury, Wiltshire, SP1 3SP
01722 336422
www.hwwhite.co.uk
residential-sales@hwwhite.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(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	

