



54 Stratford Road, Salisbury, Wiltshire, SP1 3JL

£170,000 Leasehold

A spacious first floor purpose built two bedroom flat in good order throughout and offered to the market with vacant possession.

Description

The property is a well proportioned first (top) floor flat presented in good order throughout and offered to the market with no onward chain. The accommodation is accessed via a secure entry system and comprises an entrance hall which leads to all the rooms. The sitting/dining room has a dual aspect and the kitchen has a good range of units an integrated oven and hob and space for a small table and chairs. There are two double bedrooms with the main bedroom having fitted wardrobes and there is a shower room and separate WC. Benefits include PVCu double glazing and gas central heating and a particular bonus for the property are two secure storage areas within the communal areas where there is also a clothes drying area, bike store and communal gardens to the rear. Stratford Road lies near to the city centre with a Co-op outlet on the nearby Castle Road and Victoria Park lies opposite. A regular bus service runs along the road in to the city centre.

Property Specifics

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

Communal entrance hall

Secure entry system, two secure storage areas (ground and first floor), stairs, front door to;

Entrance hall

Intercom phone, wood effect floor, radiator, two storage cupboards, doors to all rooms.

Sitting/dining room 17'1" x 13'6" (5.21m x 4.14m)

Windows to side and rear, TV point, radiator, wood effect floor, space for table and chairs.

Kitchen 10'10" x 7'4" (3.31m x 2.25m)

Fitted with base and wall units with work surfaces over, integrated electric oven with four ring gas hob and extractor over, sink and drainer under window to side, space for fridge/freezer, space/plumbing for washing machine, space for small table and chairs, tiled floor, inset spotlights, wall mounted gas boiler.

Bedroom one 13'6" into wardrobe x 9'11" (4.14m into wardrobe x 3.04m)

Window to side, fitted wardrobes, radiator.

Bedroom two 11'1" x 10'0" plus wardrobe (3.40 x 3.05m plus wardrobe)

Window to side, radiator.

Shower room

Fitted with a white suite comprising shower cubicle, low level WC, tiled walls and floor, extractor, inset spotlights, heated towel rail, obscure glazed window to side.

Separate WC

Fitted with a low level WC, tiled floor, obscure glazed window to side.

Outside

Two lockable storage sheds, one with power and light. There is a communal drying area and a bike store.

Tenure

125 year lease from September 1985 with 86 years remaining. Ground rent is £10 per annum. Recent service charge for 2022-23 was £506.29 but this is variable dependent on work carried out.

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

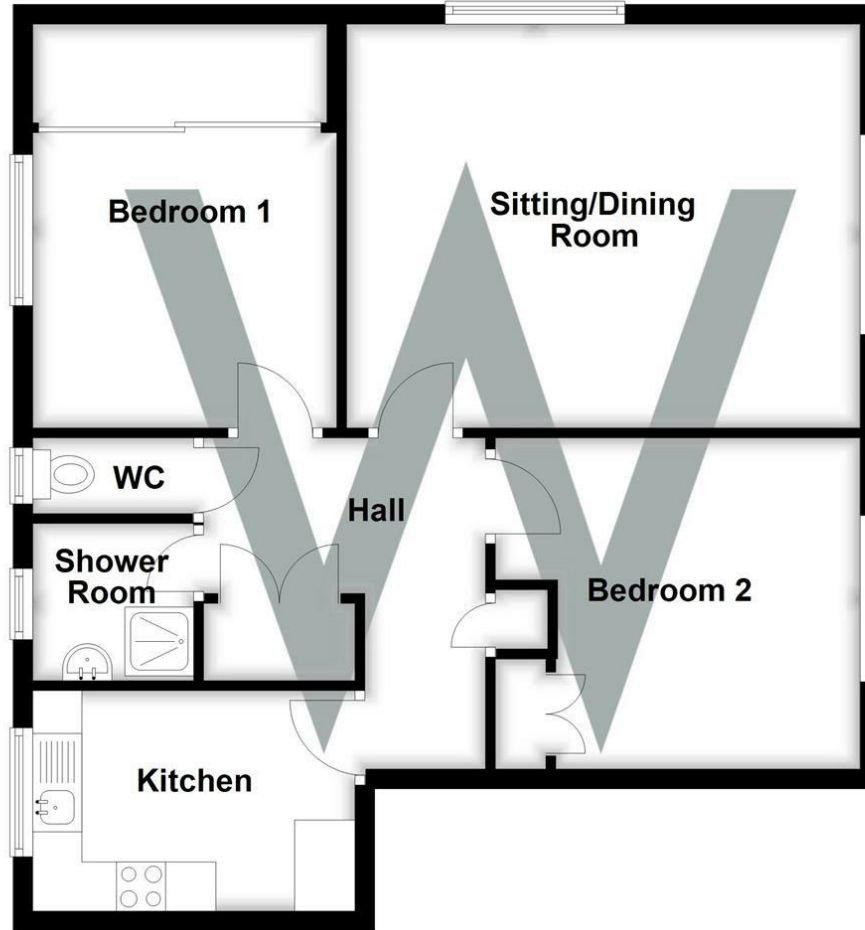
From our offices in Castle Street proceed away from the city centre and at the roundabout proceed forwards on to Castle Road. At the next set of traffic lights bear left on to Stratford Road and continue for approximately a quarter of a mile and the property can be found on the left hand side.

WHAT3WORDS

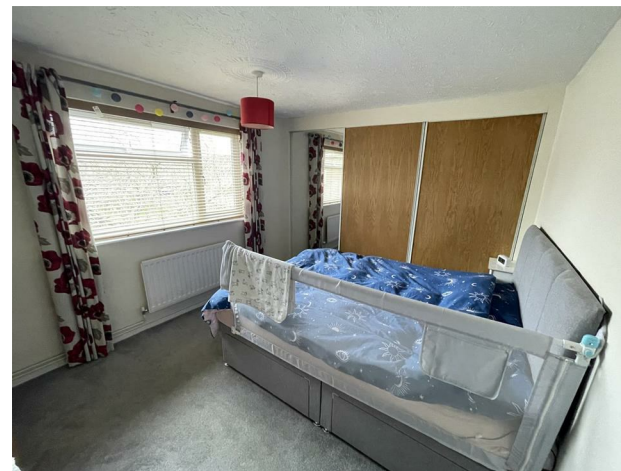
What3Words reference is: [///monks.budget.lower](https://www.what3words.com/monks.budget.lower)

Floor Plan

Approx. 68.5 sq. metres (737.5 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(55-68) D			
(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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