



Crosier Close, Old Sarum, Salisbury, Wiltshire, SP4 6GX

£155,000 Leasehold

An attractive one bedroom first floor flat which is also available as a shared ownership.

Description

The property is a spacious one bedroom first floor flat offered in excellent condition throughout and with the benefit of a parking space. The flat is also available as a shared ownership (minimum 50%) or at the asking price which is the full 100%. The open plan accommodation comprises a sitting room which has a Juliet balcony and a kitchen area that has integrated oven, hob, fridge/freezer and washing machine. There is a spacious double bedroom and a bathroom with a contemporary white suite with a shower over the bath. There is a useful storage cupboard in the hallway. Benefits include a secure entry system via an intercom, a parking space with ample visitors' spaces and the flat itself has PVCu double glazing and gas central heating. Crosier Close lies on a popular residential development approximately two miles to the north of Salisbury on a bus route to the city and local amenities include a nearby Co-Op convenience store and primary school.

Property Specifics

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

Communal Entrance Hall

Secure entrance intercom system, stairs.

Entrance Hall

Storage cupboard, radiator, entrance intercom phone, doors to all rooms.

Sitting Room area 12'7" x 12'4" (3.86m x 3.76m)

French doors and Juliet balcony. window to side, media plate, two radiators, through to:

Kitchen area 11'1" x 6'9" (3.40m x 2.07m)

Fitted with base and wall units with work surfaces over, integrated electric oven with gas hob and extractor over, washing machine and fridge freezer, sink and drainer under window to front.

Bedroom 11'8" x 10'6" (3.58m x 3.21m)

Window to side, radiator.

Bathroom

Fitted with a white suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over and shower screen, radiator, strip light and shaver point.

Outside

To the front of the property is a large parking area with a numbered allocated parking space in addition to numerous visitor spaces. There are bin and bike stores and an outside tap.

Services

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

Outgoings

The Council Tax Band is 'A' and the payment for the year 2024/2025 payable to Wiltshire Council is £1683.96.

Tenure

Leasehold with a 99 year lease from 2017. There is a monthly service charge of £65.42 and ground rent is £40.32.

Agents Note

This property is available as a shared ownership purchase. As an example the purchase of a minimum 50% share at £75,000 with a monthly rent of £201.30 for the other share.

Directions

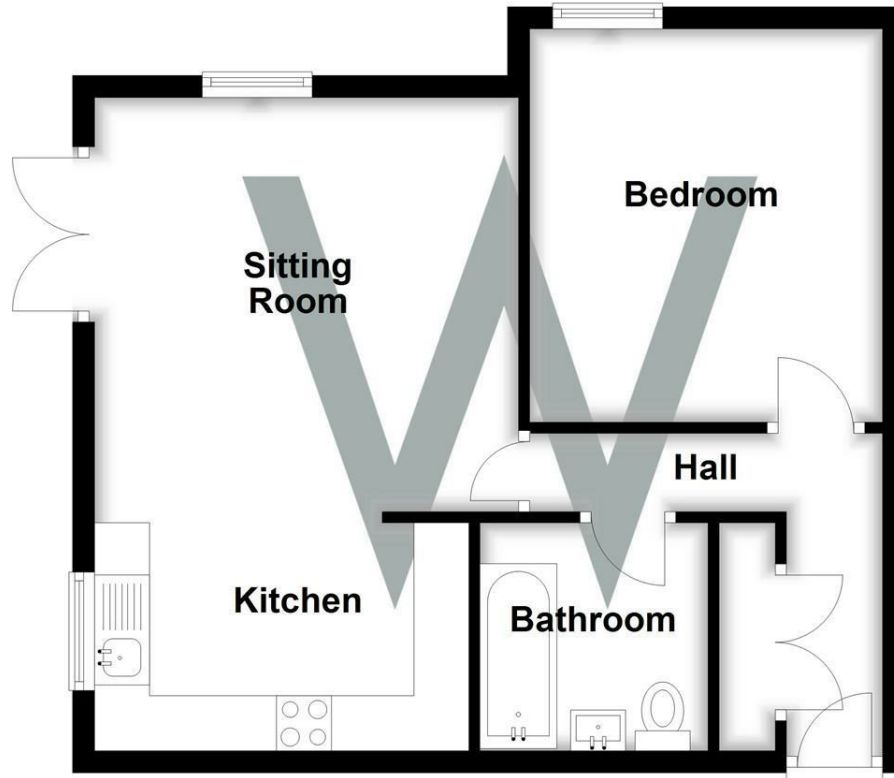
From Salisbury proceed north on the A345 and at the Beehive roundabout turn right onto Portway. Proceed over the roundabout and at the traffic lights turn left into Sherborne Drive. Take the first right into Crosier Close and the property will be seen at the end on the right hand side.

WHAT3WORDS

What3Words reference is: [///cobbles.skyrocket.electrode](https://www.what3words.com/cobbles.skyrocket.electrode)


Floor Plan

Approx. 44.5 sq. metres (479.4 sq. feet)



Total area: approx. 44.5 sq. metres (479.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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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