



Flat 23 Cleveland Flats, Fairview Road, Salisbury, Wiltshire, SP1 1JY

Guide Price £199,950 Leasehold

**Rarely available three bedroom top floor flat, with extensive views over Laverstock Downs together with light and airy accommodation.**

### **Description**

A light and spacious second floor flat with wonderful views towards Laverstock Downs, offering exceptional accommodation with 3 bedrooms, sitting room, kitchen and bathroom. Gas central heating by radiators has been installed and there are double glazed UPVC windows. The flat is well situated just outside the ring road within a stone's throw of the local Co-op mini store, whilst the city centre is within walking distance. There is a communal garden area and washing lines for residents only together with a shared car park on site for one vehicle per flat. Vacant possession is offered.

### **Communal Entrance Hall**

Rear access door, stairs to all floors. Private front door to:

### **Entrance Hallway**

Built-in double coats cupboard. Cupboard housing Worcester combination gas fired boiler for central heating and hot water.

### **Sitting Room**

Picture window with views of the downs.

### **Kitchen**

Good range of worksurfaces with base and wall mounted cupboards and drawers, space and plumbing for washing machine, further appliance space, stainless steel sink, electric oven, hob and extractor hood. Views over the downs.

### **Bedroom One**

### **Bedroom Two**

Built in double wardrobe.

### **Bedroom Three 8'7" x 7'4" (2.63 x 2.25)**

### **Bathroom**

Panel bath with shower attachment, wc and wash basin. Part tiled walls, extractor fan.

### **Outside**

There are communal gardens and drying areas. There is a shared car park on site for one vehicle per flat.

### **Directions**

From our office in Castle Street proceed north to the ring road and at the roundabout turn right. At the next roundabout take the third turning into Wain-a-long Road, first right into Manor Road and first left into Fairview Road where Cleveland Flats can be found at the end on the left hand side.

### **Services**

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

### **Tenure**

999 year lease with approximately 954 years remaining. Service charge and ground rent are approximately £70 per month which includes the use of a caretaker who maintains the communal areas and window cleaning. The seller is prepared to pay for the first 12 months service charge on completion (worth around £1400).

### **Outgoings**

The Council Tax Band is 'C' and the payment for the year 2021/2022 payable to Wiltshire Council is £2245.28.

### **WHAT3WORDS**

What3Words reference is: [///ritual.third.boxing](https://www.what3words.com/ritual.third.boxing)

**Second Floor**  
Approx. 77.6 sq. metres (835.7 sq. feet)



Total area: approx. 77.6 sq. metres (835.7 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) <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			
		66	77
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

