



4, Carnival House Jubilee Close, Salisbury, Wiltshire, SP2 9ER

£179,500 Leasehold

An updated two bedroom ground floor flat which is offered with no onward chain.

Description

The property is a modern purpose built ground floor flat situated within a cul de sac on the north-western outskirts of the city. The property has recently been refurbished to a high standard and improvements include: a new kitchen, en-suite and bathroom suite, redecoration and new carpets throughout. There is a secure entry system into a communal entrance hallway and the property itself has well proportioned accommodation comprising a private entrance hallway, a sitting room with French doors overlooking a grassed area and leading to a private, covered patio area, a well fitted kitchen/breakfast room with an integrated oven and hob and there is a bathroom with a contemporary white suite. There are two double bedrooms with the main bedroom having an updated en-suite shower room and both bedrooms have built-in wardrobes. There is electric heating and all the windows are PVCu double glazed. Externally there is a grassed communal area and a large car park with numerous visitors spaces and a private parking space which has the benefit of being directly adjacent to the building. There is a nearby regular bus service to the city centre. The property is offered to the market with no onward chain.

Property Specifics

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

Communal entrance hall

Communal entrance door, entrance intercom system. Private front door to:

Entrance hall

Cupboard housing hot water tank, further storage cupboard housing electric fusebox, entrance intercom phone.

Sitting room 15'11" x 11'4" (4.87m x 3.47m)

French doors and windows to patio area, window to side, TV and internet points, two wall mounted electric heaters.

Kitchen/breakfast room 11'4" x 6'11" (3.47m x 2.13m)

Fitted with base and wall units, integrated electric oven and hob with extractor over, sink and drainer with mixer tap under window to side, space for fridge/freezer, space/plumbing for washing machine.

Bedroom one 14'5" x 9'4" both max (4.40m x 2.87m both max)

Window to front, wall mounted electric heater, TV point, fitted wardrobe, door to;

En-suite shower room

Fitted with a white suite comprising corner shower cubicle with waterfall shower over, low level WC, pedestal wash hand basin, heated towel rail, wall mounted electric heater, extractor.

Bedroom two 11'4" x 9'4" (3.47m x 2.85m)

Window to side, wall mounted electric heater, fitted wardrobe.

Bathroom

Fitted with a white suite comprising panelled bath with hand held shower over, low level WC, pedestal wash hand basin, heated towel rail, wall mounted heater, shaver point, extractor.

Outside

There is a covered patio area with views across open land and there is an allocated parking space and visitors spaces within a car park to the rear of the block.

Services

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

Outgoings

The Council Tax Band is ' B ' and the payment for the year 2024/2025 payable to Wiltshire Council is £1964.62.

Tenure

125 year lease with approximately 104 years remaining. Service charge is £1,494.52 for 12 months and ground rent is £25 half yearly.

Directions

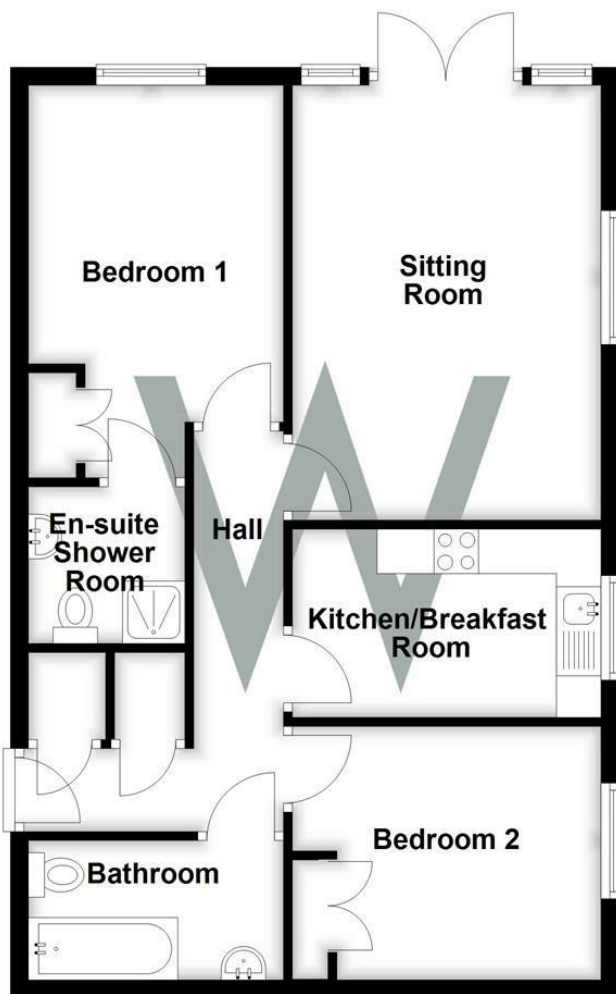
Leave our office in Castle Street and proceed out on the A36 Wilton Road. At Skew Bridge turn right into Roman Road. Turn immediately left into Pembroke Road and take the next left hand turn to continue along this road. Take the next right turn into Festival Avenue and the next right into Jubilee Close bearing round to the left. Carnival House can be found at the end on the left hand side.

WHAT3WORDS

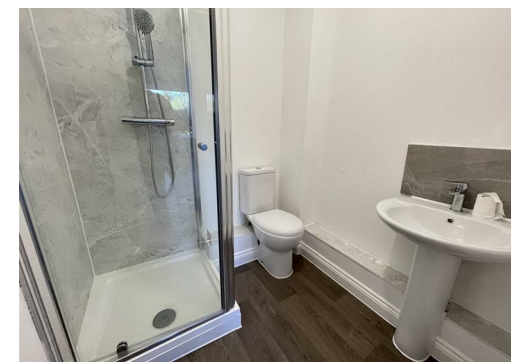
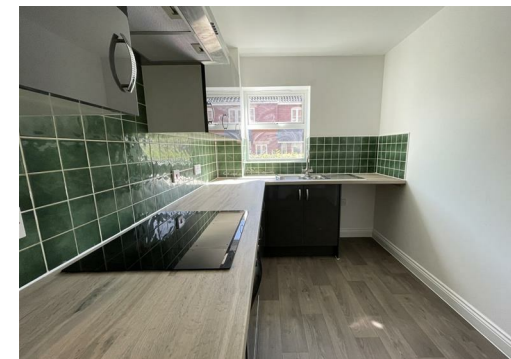
What3Words reference is: ///hike.spaces.system

Ground Floor

Approx. 64.6 sq. metres (695.4 sq. feet)



Total area: approx. 64.6 sq. metres (695.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		
(69-80)	C	69	
(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	



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

