



Flat 5, 103 Fisherton Street,  
Salisbury, Wiltshire SP2 7SP

£130,000 Leasehold

We are pleased to offer to market this two bedroom first floor flat set in a very convenient location near to central Salisbury and the Train Station. The property offers; entrance hallway, lounge / kitchen / dining room measuring 14'11" max x 12'11" max, two double bedrooms and a bathroom. Other benefits include; modern electric heating and upvc double glazing. Nelson House offers an ideal investment opportunity with a rental value of £950pcm offering a gross return on investment of 8.7%. Call us now to request a viewing.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.







## Overview

- TWO BEDROOM FLAT
- SET ON THE FIRST FLOOR
- CLOSE TO TRAIN STATION AND CITY CENTRE
- TWO DOUBLE BEDROOMS
- LOUNGE / KITCHEN / DINER MEASURING OVER 14'11"
- SOLD WITH NO CHAIN
- VIEW TODAY
- OFFERING 8.7% GROSS ROI



### Entrance Hallway

Sitting / Kitchen / Diner 14'11" max x 12'11" max

Bedroom One 11'11" max x 11'8" max

Bedroom Two 10'6" max x 10'5" max

Bathroom 7'3" max x 5'10" max

### Leasehold Information

Service Charge - £1,200 per annum

Lease - 125 years from 2001

EPC Rating G

Council Tax Band - A

### Agents Notes – Draft Copy Of Particulars.

#### Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.