



Connells

Crosier Close
Old Sarum Salisbury



Property Description

Offering to the market, with no onward chain, this modern flat in Crosier Close, Old Sarum, Salisbury. The flat, which is well-presented has an open plan kitchen/lounge/diner with Juliet balcony, two bedrooms and a bathroom. There are 2 allocated parking spaces with this property.

The property is located in a popular residential location approximately 3 miles from Salisbury city centre with frequent bus services into the centre. Salisbury has a number of retail, cultural and educational establishments, as well as a range of restaurants and bars, and a twice-weekly farmers market. Salisbury train station offers direct links to London Waterloo in approximately 90 minutes. There are also good road links to London, Bournemouth and the West Country.



Entrance Hall

Doors to all rooms, two storage cupboards

Open Plan Kitchen Lounge Diner

21' x 13' 3" (6.40m x 4.04m)

Kitchen: comprising wall and base units with work surfaces above, sink/drainers with mixer tap, oven with hob and extractor above, spaces for washing machine and fridge freezer, central heating boiler.

Lounge/diner: Juliet balcony rear aspect.

Bedroom One

11' 5" x 13' 3" (3.48m x 4.04m)

Window front aspect

Bedroom Two

6' 6" x 13' 3" (1.98m x 4.04m)

Window rear aspect.

Bathroom

Comprising panel enclosed bath with shower above, wash hand basin, WC. Window front aspect

Parking

2 allocated parking spaces

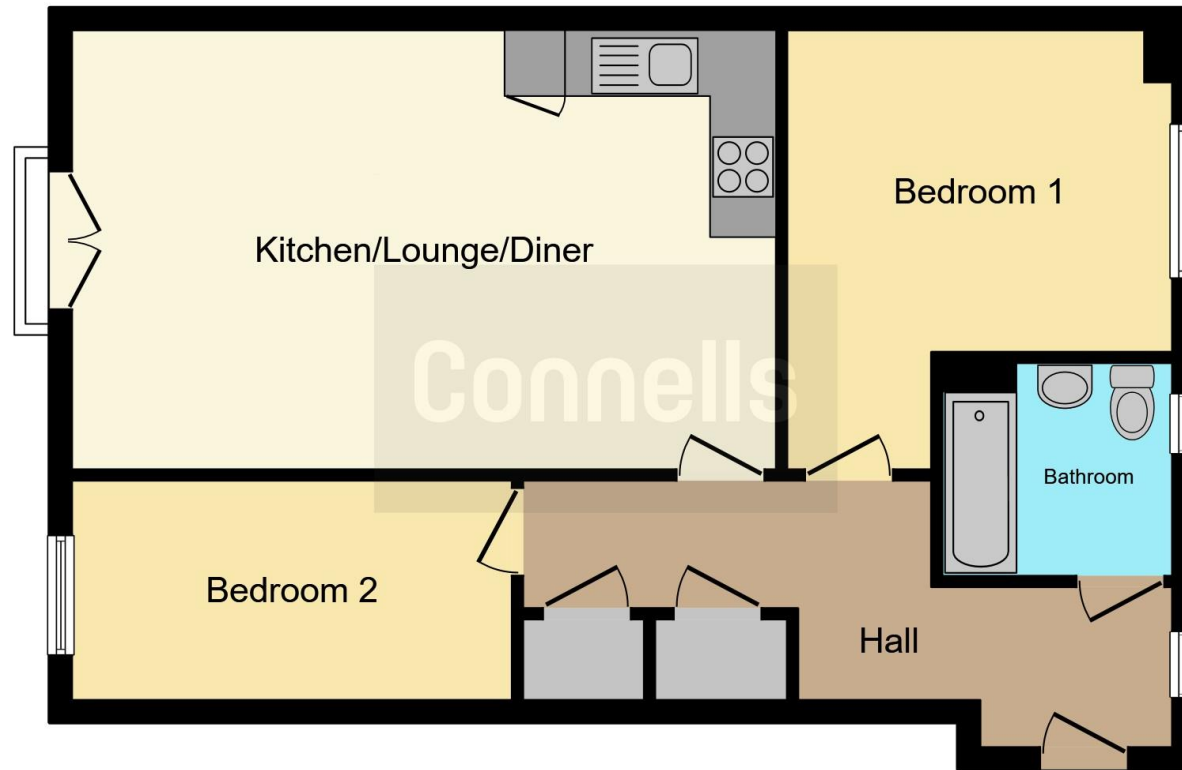
Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details. Lease details to be confirmed by management company.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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46-50 Castle Street
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EPC Rating: B

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL307943

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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