



**Connells**

Mckenzie House Tollgate Road  
Salisbury



# Mckenzie House Tollgate Road Salisbury SP1 2JE

for sale guide price  
**£110,000**



## Property Description

A three bedroom top floor apartment in McKenzie House, Salisbury. Located minutes away from the city centre and approximately 1 mile from Salisbury rail station with direct links to London Waterloo and Southampton. Benefiting from no onward chain, lounge/dining room and access to communal gardens.

This top floor apartment would be an ideal purchase for first time buyers and investors alike with access to local amenities and leisure facilities including, but not limited to, a range of high street shops, copious restaurants, pubs and bars, cinema and twice weekly Chartered market.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification

process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

## Lounge

14' 5" x 11' 8" + door recess ( 4.39m x 3.56m + door recess )

Dual aspect with windows to side and rear.

## Kitchen Diner

14' 10" x 7' 8" ( 4.52m x 2.34m )

Comprising wall and base units with work surfaces above, drainer sink unit, oven and hob with extractor above, spaces for washing machine and fridge/freezer, side aspect

## Bedroom One

14' 5" x 10' ( 4.39m x 3.05m )

Built in wardrobes and above bed storage, cupboard housing central heating boiler, rear aspect.

## Bedroom Two

14' 10" max x 9' 2" ( 4.52m max x 2.79m )

Window side aspect

## Bedroom Three

10' x 7' 4" ( 3.05m x 2.24m )

Rear aspect.

## Bathroom

Comprising bath with shower above, wash hand basin.

## W.C

WC, window side aspect

## Outside

## Communal Garden

Communal garden to the front with locked individual storage shed.

## Parking

Communal parking to the front with pathway to the building block.



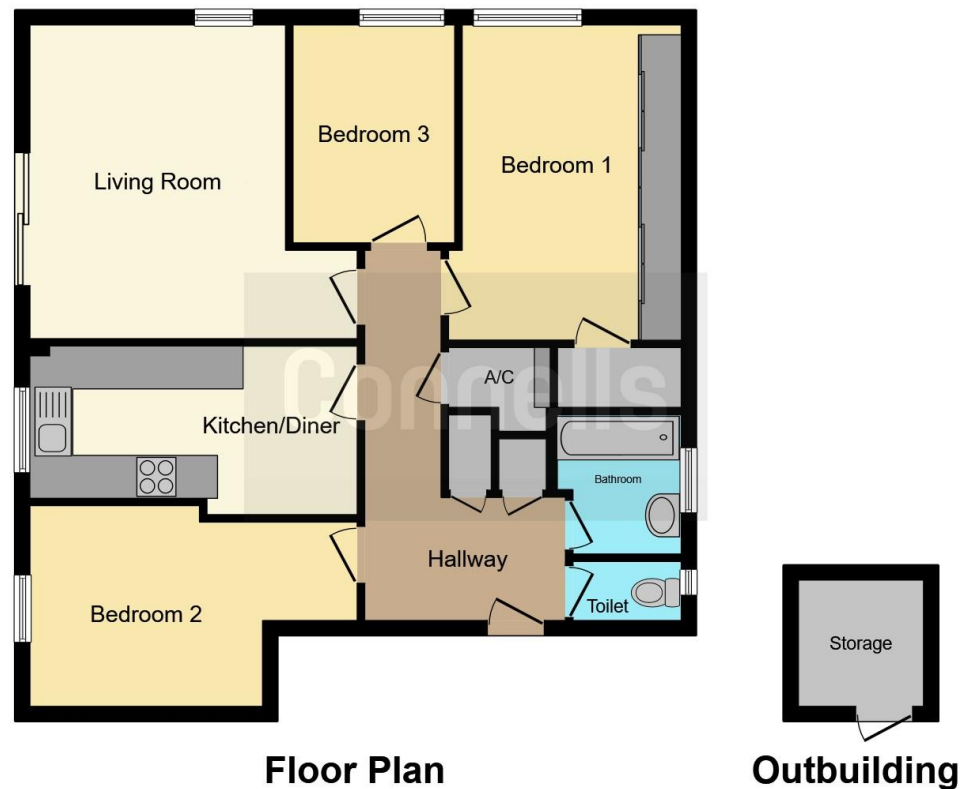












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

**T 01722 328 562**  
**E [salisbury@connells.co.uk](mailto:salisbury@connells.co.uk)**

46-50 Castle Street  
 Salisbury SP1 3TS

EPC Rating: D Council Tax  
 Band: B

Service Charge: 215.67 Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SAL308066](http://connells.co.uk/Property/SAL308066)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1988. 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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