



Connells

Priory Close
Alderbury Salisbury



Property Description

Offering to the market this first floor, studio apartment in Priory Close, Alderbury. The apartment consists of stairs to first floor, entrance hall, open plan lounge/diner/bedroom, kitchen & bathroom. There is an allocated parking space with this property. There are no ground rent or maintenance charges with this property. Situated in the village of Alderbury which has a number of local shops and businesses, including a post office, a pub, and a village hall, which hosts a variety of community events throughout the year, and is located around 3 miles south-east of Salisbury. The property provides an opportunity for investors with previous rental income of £660 pcm. With improvement/refurbishment, the property could expect a rental income of £650 - £700 pcm giving a return of approximately 10%.

Salisbury offers a range of entertainment, shopping and cultural facilities. There is a twice weekly Charter market in the city centre. Salisbury has direct rail services to London Waterloo, Southampton and the West Country and is conveniently located for the New Forest and South Coast.

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.

Approach

Steps from pavement lead to front door and landing.

Entrance Hall

Door to open plan lounge/diner/kitchen

Lounge/Bedroom

14' 7" x 10' (4.45m x 3.05m)

Door to bathroom, door to kitchen, built in storage cupboards, fold down double bed, windows front aspect

Kitchen

9' 3" x 5' 2" (2.82m x 1.57m)

Comprising wall and base units with work surfaces above, stainless steel sink/drainer, spaces for free standing cooker, washing machine, tumble drier and under counter fridge. Extractor unit. Window front aspect.

Bathroom

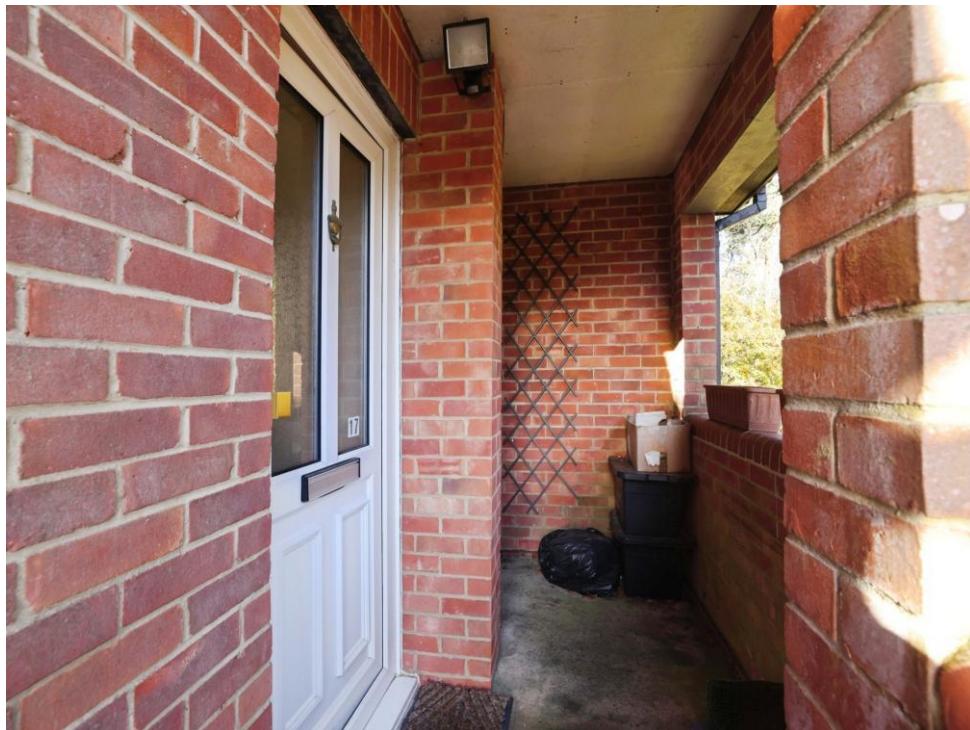
Comprising panel enclosed bath with shower electric shower above, pedestal wash hand basin, WC, extractor fan, window front aspect.

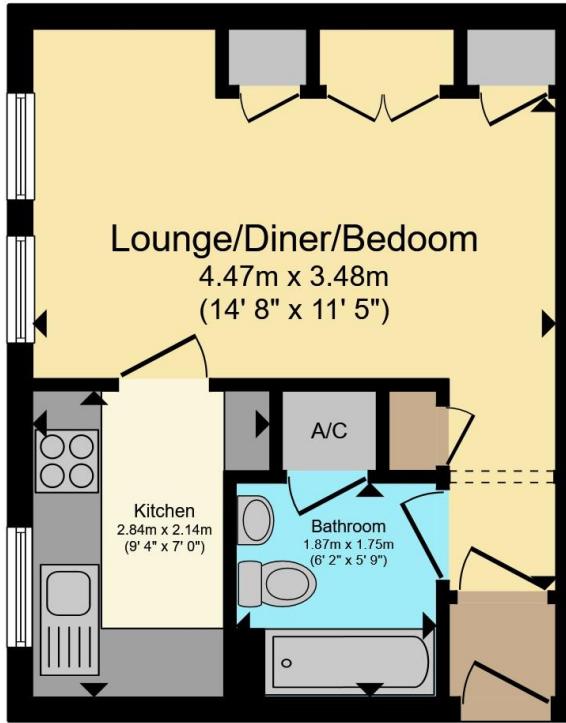
Outside

Parking

Allocated parking space.







Total floor area 26.5 m² (285 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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46-50 Castle Street
 Salisbury SP1 3TS

EPC Rating: C
 Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL308143

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1980. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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