

Residential and Commercial Agents Residential Letting and Managing Agents

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FLAT 10 AVON REACH, MIDDLETON ROAD SALISBURY, WILTSHIRE SP2 7AY

A BRIGHT AND LIGHT, WELL PRESENTED FIRST FLOOR FLAT IN MODERN PURPOSE-BUILT BLOCK SITUATED JUST OUTSIDE THE RING ROAD WITHIN EASY WALKING DISTANCE OF THE CITY CENTRE

IDEAL PROPERTY FOR A FIRST TIME BUYER OR INVESTMENT PURCHASER



PRICE £154,950 LEASEHOLD

These particulars are intended to give a fair description of the property. They do not however constitute an offer of contract. The vendor, his Agent John Jeffery of Salisbury and persons in their employ do not give any warranty whatsoever in relation to this property and all statements as to the property are made without responsibility. Any intending purchaser must satisfy himself as to the correctness of the particulars.

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The Property:

A first floor flat in modern purpose-built block which was built in 2008. The well presented accommodation comprises a good sized, light and bright, open-plan living room/kitchen, a good sized, generously proportion double bedroom and a bathroom. The accommodation benefits from UPVC double glazing, electric heating and an allocated parking space. The building is fitted with a fire alarm and sprinkler system. The flat is located on the right hand side of the building.

The Location:

The building is conveniently situated close to the Waitrose Superstore development and within a few minutes walk of the City Centre and Salisbury main line Railway Station. Salisbury has a strong shopping centre and an outdoor Charter Market which trades twice a week. The Salisbury Playhouse is a short walk away as is the Five Rivers Leisure Centre and Swimming Pool. The soon to be completed River Park Project provides attractive recreational areas and walks along the River Avon.

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

TENURE: The property is held on a 125 year lease from 2008. The service charge for 2025

amounts to £1,200 pa and includes communal area running costs, buildings insurance

and maintenance. The ground rent is £200 pa.

COUNCIL TAX: We are advised by the Local Authority that the flat falls within Band B.

POSSESSION: Vacant possession will be given upon completion of the sale. The Vendor is not in a

chain.

FLOOD RISK: We are advised that the Flood Risk is "Medium".

The flat is approached from a sloping path leading to a communal front door with entry phone system. The flat is located on the first floor and has a front door giving access to:

OPEN PLAN 6.20 x 3.53m (20'04" x 11'06") plus hallway area

KITCHEN/ Box bay window to the rear elevation; wall mounted electric heater; tv aerial point; **LIVING ROOM:** fitted with range of base units including five drawer unit with matching wall mounted

fitted with range of base units including five drawer unit with matching wall mounted units over; roll edged work surfaces; integrated fridge/freezer; built in Indesit electric cooker; inset 4-ring Beko electric induction hob with chimney style extractor hood over; space and plumbing for a washing machine; inset stainless steel sink and

drainer; recessed spot lights, wood laminate flooring.

BEDROOM: 3.47m x 3.37m (11'05" x 11'04") including door recess and wardrobe

UPVC double glazed window to front elevation, wall mounted electric heater, double

doors to deep built in wardrobe, continuation of wood laminate flooring.

BATHROOM: UPVC double glazed window to side elevation, wall mounted fan heater, white

bathroom suite comprising a panelled bath with shower attachment; pedestal wash hand, low level w.c., door to airing cupboard housing the hot water tank, electrical

consumer box and electricity meter, tile effect vinyl flooring.

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Flat on First Floor



Total area: approx. 35.8 sq. metres (385.3 sq. feet)









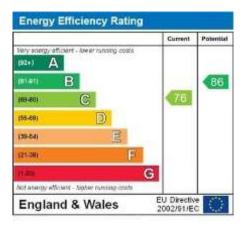
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OUTSIDE

Parking space No.10 to the front of the building is allocated to the flat. To the side of the property is a small communal gravelled area, bicycle racks and a communal rubbish area.

DIRECTIONS

From our offices proceed up Castle Street taking the first exit off the roundabout. At the St Paul's roundabout take the third exit into Devizes Road. Take the first right into York Road and proceed to the end, turn left into Middleton Road and the development will be found at the end of the road on the right hand side. Flat No 10 is on the right hand side of the building.



MORTGAGE SERVICES: We will be happy to assist with your mortgage if required. Our mortgage advisors offer personal independent and confidential advice from various schemes currently available.

NOTE: We would like to point out to potential buyers that these property details have been prepared as a general guide. The services, appliances and fittings have not been tested, and room sizes given should not be relied upon for carpets and furnishings.

VIEW OUR PROPERTIES ON THE INTERNET AT WWW.RIGHTMOVE.CO.UK www.ONTHEMARKET.COM

Feb/2025

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