

ESTATE AGENTS



**John Jeffery  
of Salisbury**

Residential and Commercial Agents  
Residential Letting and Managing  
Agents

**01722 335337**

Email : [properties@johnjeffery.co.uk](mailto:properties@johnjeffery.co.uk)

**A WELL LOCATED, THREE BEDROOM FIRST FLOOR FLAT IN  
PURPOSE-BUILT BLOCK SITUATED JUST OUTSIDE THE RING  
ROAD WITHIN EASY WALKING DISTANCE OF THE CITY CENTRE  
INVESTMENT PURCHASERS ONLY**



**3 Manor Court, Wain-A-Long Road, Salisbury, Wiltshire, SP1 1LN**

**To be sold via Secure Sale online bidding. Terms & Conditions apply.  
Starting Bid £155,000**

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

# **3 Manor Court, Wain-A-Long Road, Salisbury, Wiltshire, SP1 1LN**

## **The Property:**

Located just outside the Ring Road, this is a first floor flat in a modern purpose-built block which has benefited from a schedule of improvements in recent years. The well arranged accommodation comprises an entrance hall, dual aspect living/dining room, two double and a single bedroom, bathroom and separate cloakroom. The windows are UPVC double glazed and a new gas fired boiler has just been installed. There are communal gardens to the front and side of the property and we are advised that a parking space could be rented from Wiltshire Council in the adjoining carpark.

## **The Situation:**

The property is situated in an elevated position just outside the Ring Road within easy walking distance of many local facilities including the recreation areas provided by The Greencroft and the Council Grounds. The City Centre is easily accessible by foot or Public Transport and provides a wealth of amenities including the Waitrose Super Store, the Playhouse Theatre, the Five Rivers Leisure Centre, the mainline Railway Station, an extensive range of shops and excellent state and private schools.

**VIEWING:** Strictly by appointment with the Vendor's Agents, John Jeffery of Salisbury

**FLOOD RISK:** We are advised that the Flood Risk is "No Risk".

**SERVICES:** All mains services are connected to the property.

**COUNCIL TAX:** The Local Authority has advised that the property falls within Band C.

**POSSESSION:** The property is being sold via Secure Sale online bidding. Terms and Conditions apply. Starting Bid £155,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted.

**TENURE:** We are advised that the property is held on a 125 year Lease from 25<sup>th</sup> December 1982. A new pitched roof is being put on the building at a cost of £7,000 to each flat in the block. The Vendor is currently paying £85 pcm contributing to the cost of the work and the service charge. The Ground Rent amounts to £10 pa.

The property is let on an individual room basis with the tenants paying £1,593 pcm to include all bills other than broadband.

The property is approached across a level paved path to the communal front door with entry system. A flight of stairs leads to the first floor with a door to a communal "drying room" and front door to:

**ENTRANCE HALL:** Doors to two deep storage cupboards, Entryphone handset, doors to all rooms:

**LIVING/DINING ROOM:** 4.29m x 3.39m (14'01" x 11'05")  
UPVC windows to side and rear elevation; double panel radiator; door to

**KITCHEN:** 4.30m x 2.14m (14'02" x 7'0")  
UPVC double glazed window to rear elevation, wall mounted gas boiler, fitted with range of base and wall mounted units, inset stainless steel sink, washing machine, gas cooker, tiled floor and tiled splashbacks. Door to entrance hallway.

# **3 Manor Court, Wain-A-Long Road, Salisbury, Wiltshire, SP1 1LN**

**BEDROOM 1(S):** 4.29m x 3.077m (14'01" x 10'02")  
UPVC double glazed window to front elevation; radiator, built-in wardrobe.

**BEDROOM 2(F):** 3.69m x 2.77m (12'03" x 9'06")  
UPVC double glazed window to front elevation; radiator, built-in wardrobe.

**BEDROOM 3(S):** 2.76m x 2.17m (9'04" x 7'08") excluding door recess  
UPVC double glazed window to side elevation, radiator.

**BATHROOM:** UPVC obscure glazed window to rear elevation; radiator, panelled bath with shower attachment, pedestal wash hand basin.

**CLOAKROOM:** UPVC obscure glazed window to rear elevation, low level w.c.

## **OUTSIDE**

There are maintained gardens to the front and side. There is a communal parking area and we are advised that a space can be rented from Wiltshire Council.

### **Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent (John Jeffery of Salisbury) on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedures are carried out in accordance with the law.

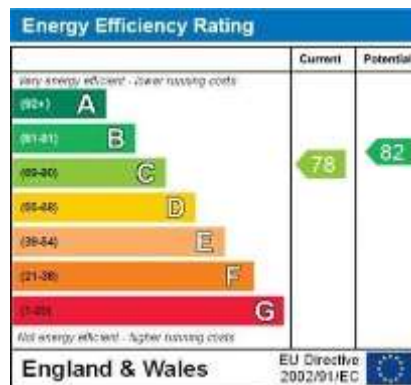
A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

### **Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

# 3 Manor Court, Wain-A-Long Road, Salisbury, Wiltshire, SP1 1LN



## **MORTGAGE SERVICES:**

We will be happy to assist with your mortgage if required. Our mortgage advisors are able to 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.

Feb 25

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

**John Jeffery of Salisbury 42 Castle Street Salisbury SP1 3TT  
01722 335337**

