

ESTATE AGENTS

**John Jeffery
of Salisbury**

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**FLAT 1, 32 MIDDLETON ROAD
SALISBURY, WILTSHIRE SP2 7AY**

**CONVENIENTLY LOCATED, GROUND FLOOR FLAT
IN MODERN PURPOSE-BUILT BLOCK
SITUATED JUST OUTSIDE THE RING ROAD WITHIN EASY
WALKING DISTANCE OF THE CITY CENTRE**



PRICE £144,950 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 Ground Floor Flat in modern purpose-built block comprising a living room, double bedroom, kitchen, and bathroom. The accommodation benefits from UPVC double glazing, gas fired heating, built-in storage, an allocated parking space, a communal garden with a covered bicycle storage area and would suit a first time buyer or a buy to let investor.

The Location:

The building is 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 South Coast is less than an hour's drive via the A36 and M27, whilst the A303 offers excellent access to the M3 and London. By train, the journey to London Waterloo is only an hour and a half.

SERVICES:

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

TENURE:

The property is held on a 125year lease from the 1st April 2008. The service charge for 2024/25 amounted to £823 pa and the insurance amounted to an additional £168.65. The ground rent is £100 pa.

COUNCIL TAX:

We are advised by the Local Authority that the flat falls within Band A and the charge for the year 2025/26 amounts to £1,461.21.

POSSESSION:

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

The flat is approached across the shared parking area to a communal front door. The flat is located on the ground floor and has a front door giving access to:

ENTRANCE HALL:

Radiator; smoke alarm; door to storage cupboard housing the consumer box and electricity meter; door to storage cupboard with hanging rail; doors to all rooms

LIVING ROOM:

2.77m x 3.79m (9'01" x 12'03")
UPVC double glazed window to front elevation; radiator.

KITCHEN:

1.35m x 3.73m (4'06" x 12'03") at best
UPVC double glazed window to front elevation; fitted with range of matching wall and base level units; inset stainless steel sink with mixer tap and drainer; built-in Candy electric oven; built-in four ring electric hob; space and plumbing for a washing machine; space for a fridge freezer; Primeline extractor unit.

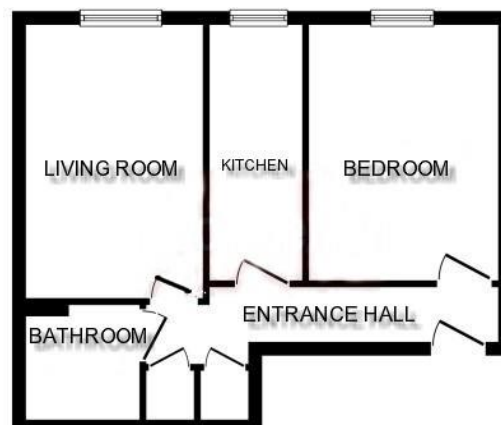
BEDROOM:

2.58m x 3.97m (8'05" x 13'01")
UPVC window to front elevation; radiator; wall mounted Worcester gas boiler.

BATHROOM:

Fitted with bathroom suite comprising a panelled bath with shower attachment; pedestal wash hand basin and low level w.c.; extractor fan.

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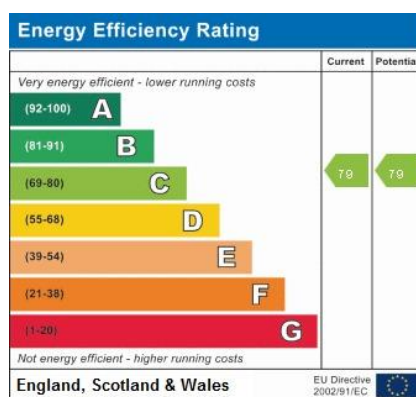
OUTSIDE

To the front of the property is a shared parking area. The space to the far left is marked on the Title Plan as belonging to Flat 1.

A shared path to the side of the property leads to the communal front door and then gives access to the paved communal garden at the rear which has a covered bicycle shed and an area for the waste bins.

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 half way along on the left hand side of the road



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

June/25

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