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WHITES

80 Park Lane, Salisbury, Wiltshire, SP1 3NP

£100,000 Leasehold

About The Property

Exceptionally spacious first floor apartment, one of four in this block accessed directly from Park Lane and offered to the market with vacant possession. Number 80 is one of the flats within the Victoria Court development built for the over 55s, in what is probably the most favoured location with views over Park Lane and Victoria Park. This first floor apartment has the benefit of PVCu double glazing, electric storage heaters and emergency pull cords to all rooms which summon assistance from the resident manager or, during out of hours, from the control centre.

Reached from Park Lane there is an entrance via a security intercom system into a communal entrance hallway with stairs leading to the first floor. Enter the apartment via an entrance hallway with doors to all rooms. The sitting room lies to the front with bay window overlooking the park. Off here is the kitchen with a good range of work surfaces and storage and the cupboard housing the hot water tank. The master bedroom is a really good size overlooking the communal gardens to rear and there is an adjacent second bedroom. Finishing the accommodation is a recently installed shower room.

Outside there lovely communal gardens to the rear with sitting areas, flower beds and shrubs. There is also a communal parking area which can be accessed from Stratford Road just after the turning into Park Lane.

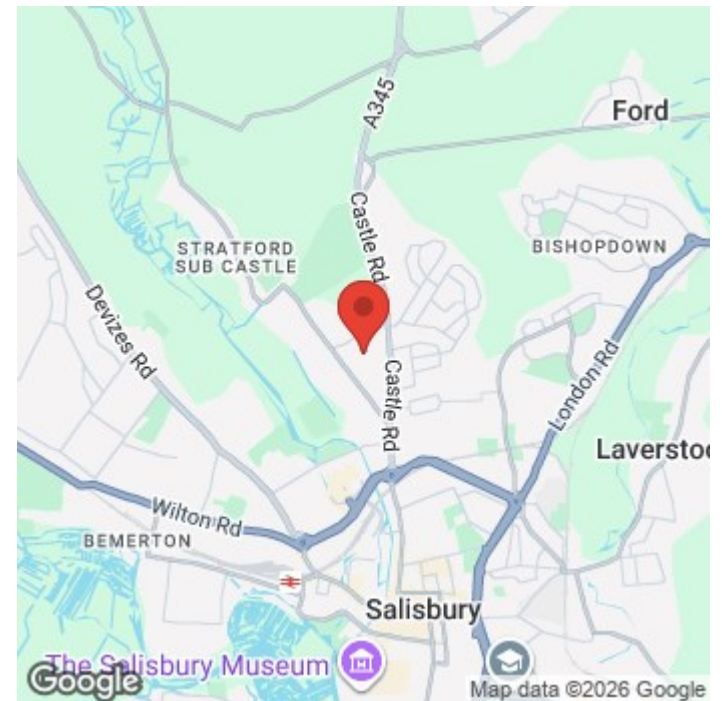
This property is Leasehold with a 99 year lease from 1985 and a Ground Rent of £100 per annum. The service charge is TBC. The agents have not inspected the lease and prospective purchasers are advised to ensure their solicitors confirm these details prior to exchange of contracts.

Agents Note

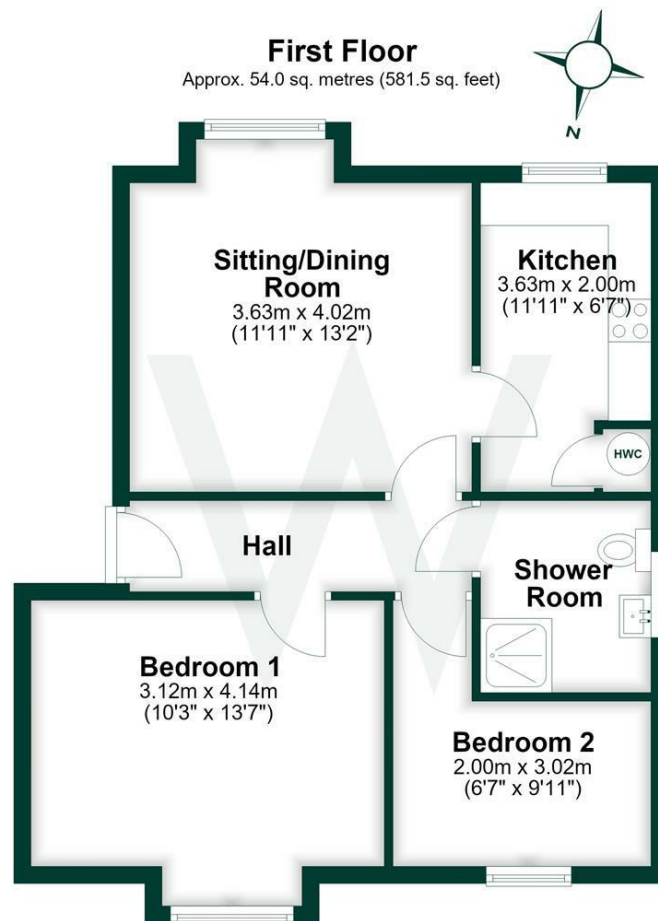
The minimum age for residents is 55 years.



- First Floor Apartment
- Overlooking Victoria Park
- Just outside the City
- Two Bedrooms
- Communal Gardens
- Communal Parking
- Electric Heating
- Double Glazing
- No Onward Chain







Further Information

Local authority: Wiltshire Council

Council Tax: C - £2468.97 (2026/2027)

Tenure: Leasehold

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

Heating: Electric heating

Directions: From our office proceed north along Castle Street and at the roundabout go straight ahead into Castle Road. Take the second turning left into Stratford Road before taking the next right hand turn into Park Lane which is an unadopted road. Number 80 can be found after a short distance on the left hand side.

What3words:///wisdom.sand.deputy

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	