22 Cleveland Flats, Fairview Road, Salisbury, Wiltshire, SP1 1JY

Guide Price £169,950 Leasehold

About The Property

A well-presented and spacious two bedroom first floor flat with private balcony, communal gardens, and a long lease, situated in a good residential area within walking distance of the city centre. Also offered with vacant possession.

A communal entrance hall gives access to all the flats and a solid wooden door opens to the private entrance hallway which then leads to all principal rooms, including a spacious sitting/dining room with direct access to a private balcony. The kitchen is well equipped with a range of base and wall units, roll-top work surfaces, tiled splashbacks, and integrated appliances including an electric oven, four-ring hob with extractor over, and stainless steel sink under a rear-facing window. There is space and plumbing for a washing machine, dishwasher, and fridge/freezer. A cupboard within the kitchen houses the Worcester gas-fired boiler for central heating and hot water.

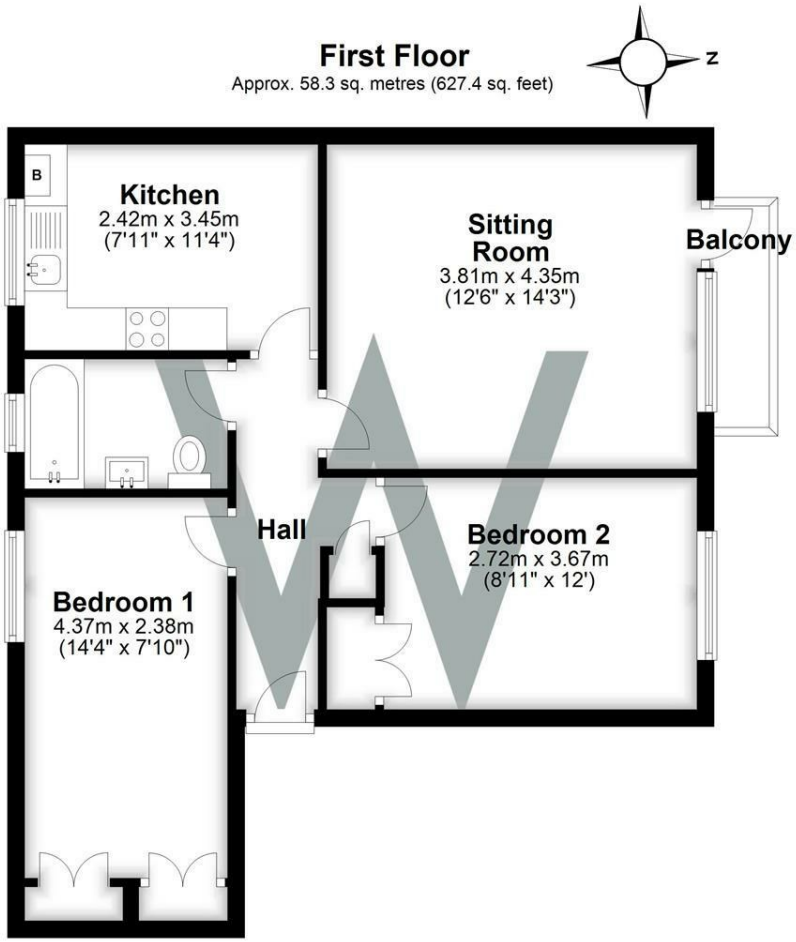
Both bedrooms are of good size and benefit from built-in wardrobes. The bathroom is fitted with a white suite comprising a panelled bath with mixer shower taps, pedestal wash hand basin, and low level WC, along with part tiled walls and an extractor fan.

The apartment is located in a popular residential suburb of Salisbury, close to local coop store and within walking distance of the city centre.

Additional features include gas central heating and PVCu double glazing throughout. Residents enjoy access to communal gardens and a washing line area, with on-street permit parking available locally. The property is held on a long 999-year lease with approximately 953 years remaining. The monthly service charge of approximately £116.67 includes contributions to a sinking fund and covers communal maintenance, window cleaning, and caretaker services.

2 | 1 | 1 | 627.00 sq ft

- First floor purpose-built flat
- Two bedrooms with fitted wardrobes
- Spacious sitting/dining room
- Private front-facing balcony
- Modern kitchen with integrated oven
- Bathroom with white suite & shower
- Gas central heating throughout
- PVCu double glazed windows
- Communal gardens & drying area
- 999-year lease with 953 years left



Total area: approx. 58.3 sq. metres (627.4 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: B - £2,350.54 (2025/2026)

Tenure: Leasehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas central heating.

Directions: From our office in Castle Street proceed away from the city centre and at the roundabout turn right onto the ring road. At St Mark's roundabout take the third exit forwards into Wain-a-long Road before taking the first right hand turn into Manor Road. Take the first left into Fairview Road and proceed towards the end of this one-way street and Cleveland Flats can be found on the left hand side.

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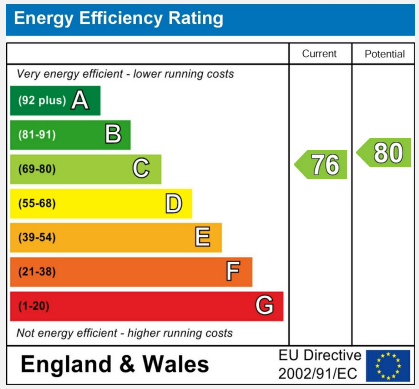

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