



1 Sarum Close, Salisbury, Wiltshire, SP2 7LE

£135,000 Leasehold

## About The Property

The property is an extremely well presented ground floor flat situated in a popular residential cul de sac on the northern side of the city and offered to the market with no onward chain.

Unusually for a property of this type, it has its own private front door and a private driveway/parking space by the door.

The accommodation comprises a sitting room with a window to the side and TV and telephone points. The kitchen has an attractive range of cream fronted base and wall units with an integrated electric oven, four ring hob and extractor over. There is space for the usual appliances and a sink under the window to the front. There is also an airing cupboard housing the hot water tank. Both areas have wood effect laminate flooring

The bedroom has an open fitted wardrobe and there is a bathroom with a white suite and part tiled walls together with an open storage area.

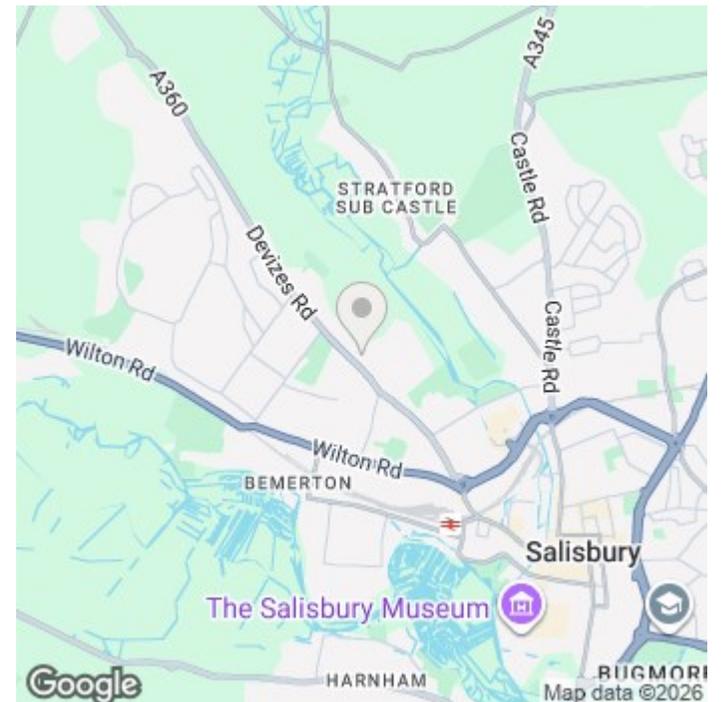
Further benefits include PVCu double glazing and electric radiators together with communal outside areas.

From the Close, there is access to a pathway which provides level walking distance to the city and accesses lovely countryside walks. The property would make an ideal purchase for a first time or investment buyer. Sarum Close lies approximately one mile from the city centre which has an excellent range of amenities whilst there are nearby convenience stores on the Wilton and Devizes Road.



358.80 sq ft

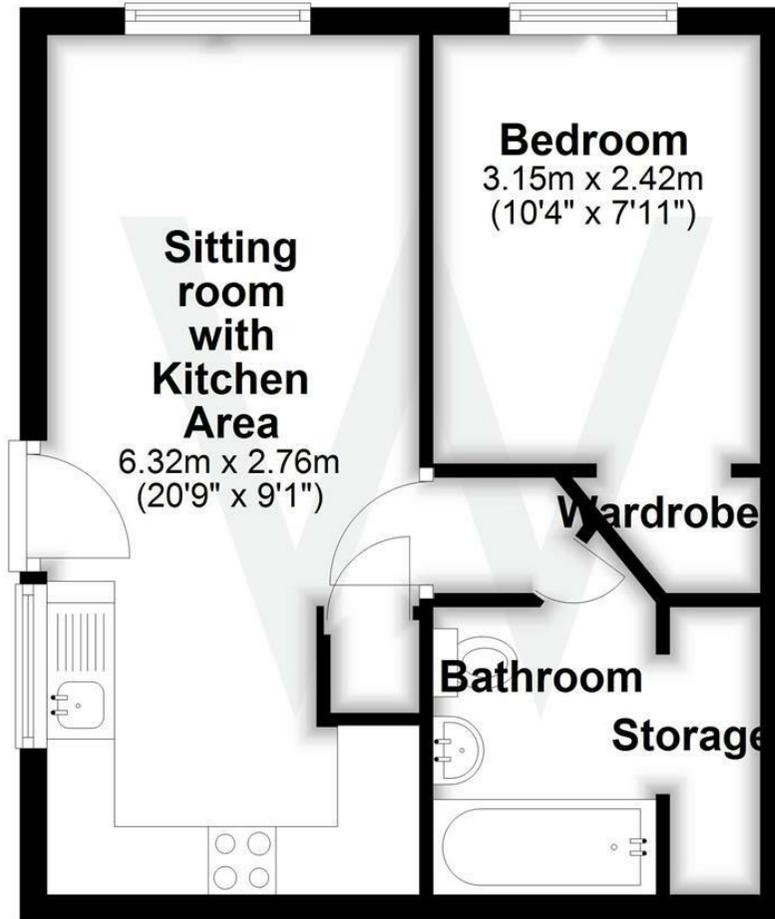
- Purpose built apartment
- One bedroom
- Open plan sitting room with kitchen area
- Bathroom
- PVCu DG
- Electric heating
- Driveway parking next to the front door
- No chain





## Floor Plan

Approx. 33.3 sq. metres (358.8 sq. feet)



Total area: approx. 33.3 sq. metres (358.8 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: B - £2,056.73 (2025/2026)

Tenure: Leasehold : 160 year lease from 2016, expiring in 2176.

Peppercorn Ground Rent. Service Charge £457.50 per half year (TBC)

Services : Mains electricity, water and drainage are connected.

Heating: Electric heating.

Directions : Leave Salisbury on the A360 Devizes Road and after passing forwards at the mini roundabout take the next right turn in to Sarum Close. Follow the road down the hill bearing left at the bottom and the property can be found in the first block.

What3Words : ///shakes.moment.reds

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	60		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	