



1 bed ground floor flat to buy in

Churchfields Road, Salisbury, Wiltshire,
SP2 7NH

£110,000 Starting Bid

H x1 D x1 B x1

Tenure

Leasehold

Property features

- ✓ BEING SOLD VIA SECURE SALE
ONLINE BIDDING - T&Cs APPLY
- ✓ One-Bedroom Ground-Floor Flat
- ✓ Comfortable Walking Distance to
the Salisbury City Centre
- ✓ Excellent Buy-to-Let Opportunity
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For Sale via Online Unconditional Auction. Available now with NO ONWARD CHAIN is this one-bedroom ground floor flat, situated in a perfect position for those needing regular access to the Salisbury train station and the city centre. The property is current utilised as a successful buy-to-let investment, but is also ideally suited to first-time buyers or those looking to downsize.

The accommodation comprises a sitting room with window to the front, a contemporary kitchen with integrated oven and hob and space for further white goods, a good-sized bedroom, and a shower room.

Situated within easy reach of the Salisbury city centre prospective buyers will be able to benefit from the extensive range of amenities within easy reach. These include, but are not limited to, high-street shops, supermarkets, cafes, copious restaurants, pubs & bars, ample leisure facilities including gyms and leisure centres, and a great range of schooling. These include South Wilts Grammar School, Bishop Wordsworth's School, Godolphin boarding school, and Leehurst Swan. Additionally, Salisbury has great commuter links to London Waterloo and the West Country via the train station. The area is also well connected for good road links down to the coastal cities of Southampton and Bournemouth, as well as routes into the New Forest.

Lease details: There is an annual ground rent of £50. There are no payable service charges - building insurance is split equally between three flats coming to about £112 per annum and the cost for any works are spread equally.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 987

Annual Ground Rent Amount: £50.00

Price: Starting Bid £110,000

Property Type: Ground floor flat

Parking: None

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Churchfields Road, Salisbury, Wiltshire, SP2 7NH

Contact your local branch today for more information on this property:

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