



1 bed flat to buy in SP1

Estcourt Road, Salisbury, Wiltshire, SP1
3AS

£135,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

On Street parking

Property features

- ✓ BEING SOLD VIA SECURE SALE
ONLINE BIDDING - T&Cs APPLY
- ✓ One-Bedroom Apartment
- ✓ Communal/Shared Garden
- ✓ Excellent Proximity to the Salisbury
City Centre
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ 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
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For Sale via Online Unconditional Auction - Available now with tenant in situ is this recently refurbished one-bedroom ground floor flat with rear garden. The property has been modernised to the highest standard, and provides residents with an excellent location being within easy reach of the Salisbury city centre which is within a comfortable walking distance. The property is also ideally suited to first-time buyers or those looking to downsize.

The accommodation is introduced via its own private front door and benefits from an open plan kitchen/living area with solid oak flooring throughout, the kitchen is comprised of sleek shaker units with a range of integrated appliances, a good-sized bedroom with built-in wardrobes, and a modern shower room with marble-effect splashback tiling and luxury rainfall shower unit. There is also a basement storage room suitable for sports equipment, tools, etc.

Externally, there is a rear garden to the rear with outside storage which is accessed via a timber gate.

The property is situated in a popular residential quadrant within the ring road, a comfortable walking distance to the city centre which offers a great range of amenities. Prospective buyers can look forward to a life with easy access to a wide range of services - these include, but are not limited to, high street shops, supermarkets, a selection of great primary and secondary schools, and a restaurants, pubs, and bars to suit a range of tastes. The Salisbury train station provides excellent links directly into London Waterloo and towards the West Country. The area is well positioned for great road links down to the coastal cities of Bournemouth and Southampton, as well as the New Forest for those who enjoy a variety of outdoor pursuits.

Agent's Note - The current tenant is in a fixed term until September 2026 and pays £850 PCM.

Share of Freehold - There are 999 years on the lease from 2021. Service charge of approximately £1,158 per annum.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 994

Annual Service Charge Amount: £1,158.00

Price: Starting Bid £135,000

Property Type: Flat

Parking: On Street

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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Estcourt Road, Salisbury, Wiltshire, SP1 3AS

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

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