



42 Lanfranc Close, Old Sarum, Salisbury, Wiltshire, SP4 6NF

£180,000 Leasehold

About The Property

The property is a modern, purpose built first floor apartment which is offered to the market with no onward chain.

Access to the apartment is via a secure communal entrance, with stairs leading to the first floor. The well proportioned accommodation comprises a private entrance hallway with an entrance intercom phone and two useful storage cupboards, one with shelving and the other with the electric fusebox and meter.

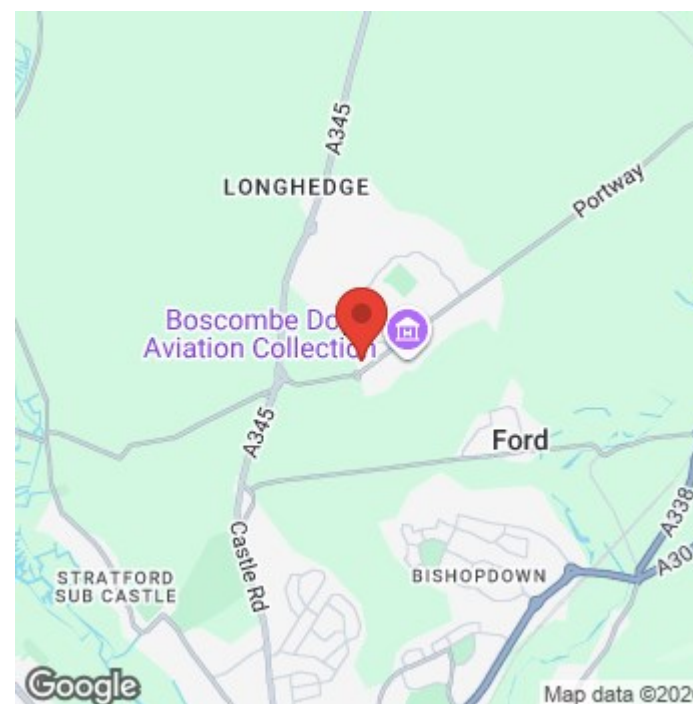
The main feature of the property is the open plan sitting/dining room which has a double aspect and a kitchen area to one end. This has an integrated electric oven with a gas hob and extractor over, an integrated dishwasher with space for a washing machine and fridge/freezer. Leading from the sitting room is a covered balcony which enjoys views and a southerly aspect.

The main bedroom has fitted wardrobes, a double aspect and there is an en suite shower room. There is a further double bedroom and a bathroom which has a white three piece suite and a hand held shower over the bath.

Benefits include a secure entry system via an intercom, a parking space with nearby visitors' spaces and the flat itself has PVCu double glazing throughout and gas fired central heating. Lanfranc Close lies on the edge of this popular residential development approximately two miles to the north of Salisbury on a bus route to the city and local amenities include a nearby Co-Op convenience store and primary school.



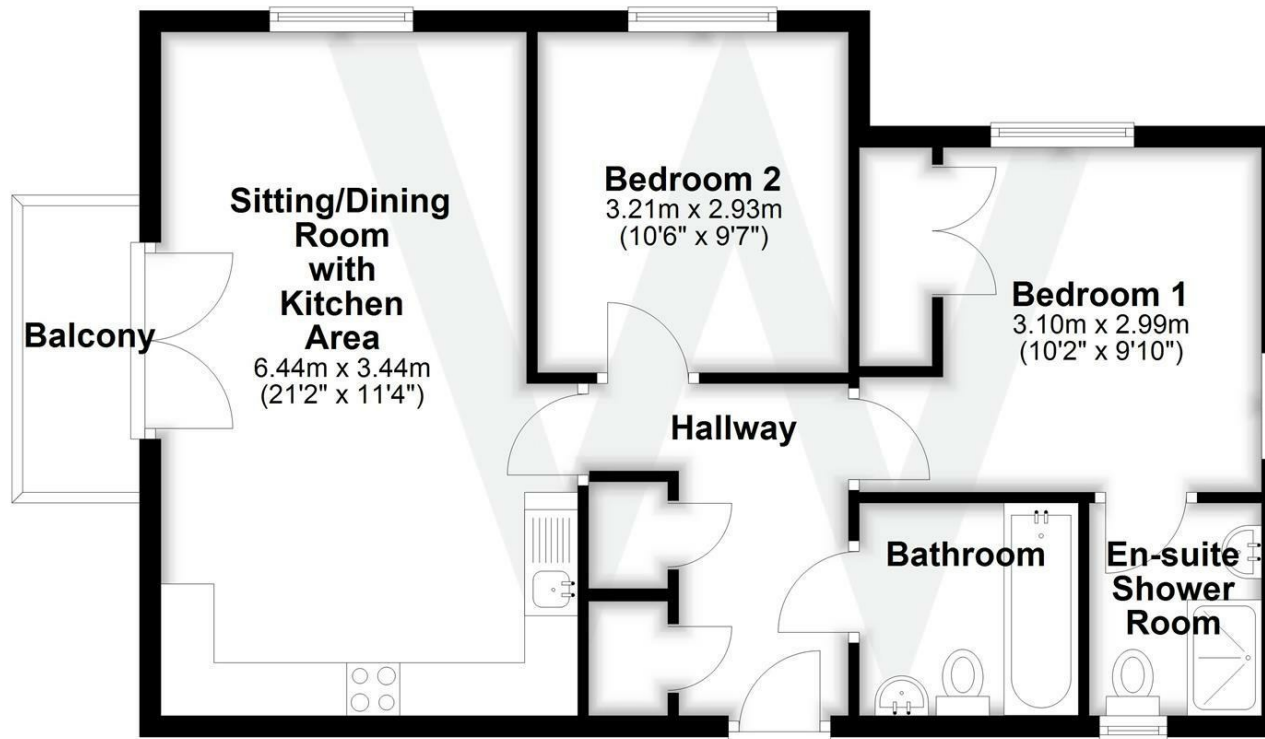
- Modern apartment
- Two bedrooms
- Open plan sitting/dining room with kitchen area
- Balcony area
- En suite to master bedroom
- Bathroom
- PVCu DG and gas CH
- Parking space
- Access to amenities
- No chain





Floor Plan

Approx. 62.5 sq. metres (672.9 sq. feet)



Total area: approx. 62.5 sq. metres (672.9 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: B - £2056.73 (2025/2026)

Tenure: Leasehold 125 years from Jan 2009. Ground Rent £300 pa. Service Charge approximately £1,700 pa

Mains: All mains services connected.

Heating: Gas central heating.

Directions: Proceed out of Salisbury on Castle Street and at the Old Sarum roundabout turn right towards Old Sarum. Upon reaching the next roundabout turn left into Ramsbury Drive and at the following roundabout turn right and then right again into Lanfranc Close. At the T-junction bear right and the rear of the building can be found directly in front of you.

What3words: ///piles.started.intricate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	