



Flat 27 Cleveland Flats, Fairview Road, Salisbury, Wiltshire, SP1 1JY

£179,950 Leasehold

## About The Property

Offered in excellent condition, a spacious two bedroom first floor flat with private balcony and a long lease, quietly situated in a good residential area within walking distance of local shop and the city centre. All the furniture can be included within the sale if the buyer requires. This property would make an ideal purchase for a first time buyer or those seeking property for investment purposes.

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 rooms, including a spacious sitting/dining room with direct access to a private balcony. The kitchen is well equipped with a recently fitted range of base and wall units, roll-top work surfaces, tiled splashbacks, 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. There is a wall mounted Worcester combination 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 thermostatic shower over, pedestal wash hand basin with cupboard below, and low level WC. There are part tiled walls and an extractor fan.

The apartment is located in a popular residential suburb of Salisbury, close to local co-op 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



619.70 sq ft

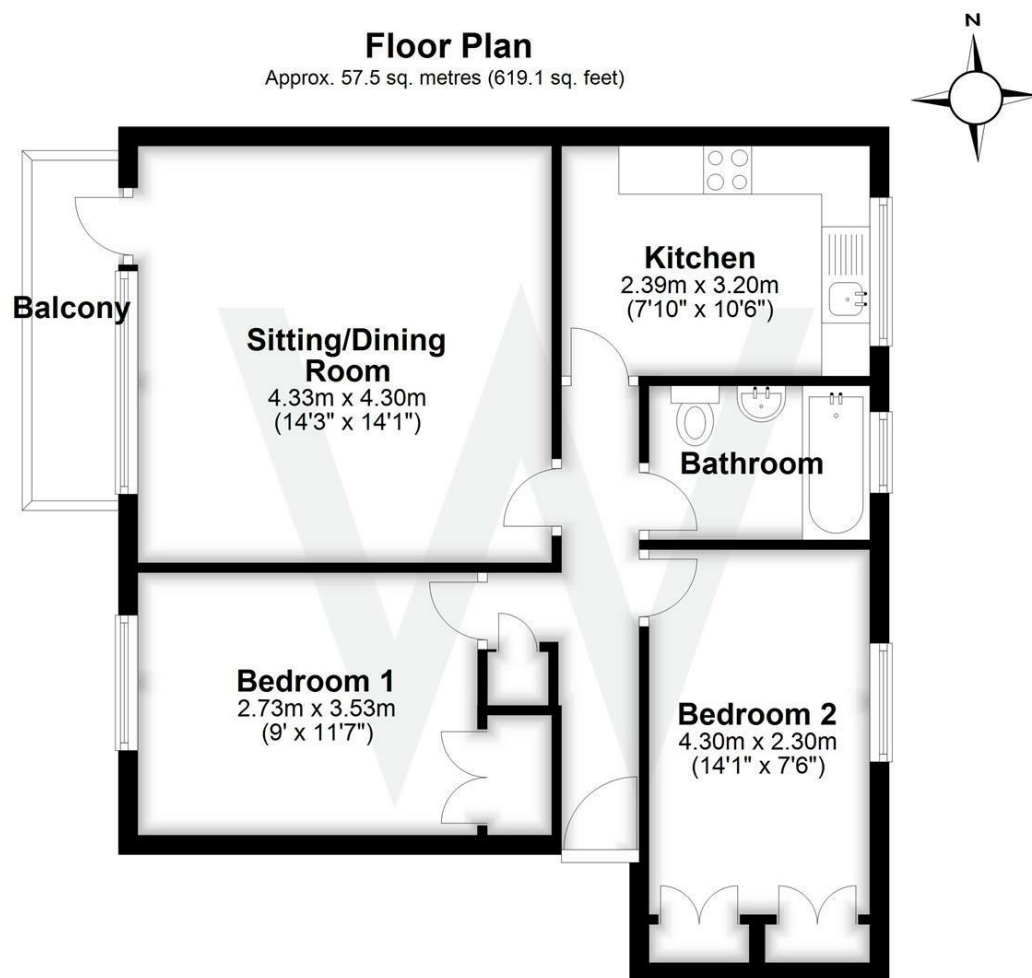
- First Floor Apartment
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- All Furniture Available
- Communal Garden
- Private Balcony
- Local Shop Nearby
- Walking distance of the City





## Floor Plan

Approx. 57.5 sq. metres (619.1 sq. feet)



## Further Information

Local authority: Wiltshire Council

Council Tax: B - £2056.73 (2025/2026)

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators.

Tenure: Leasehold.

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.

What3words: ///bring.test.hardly

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	