



8 Woodbury House, The Crescent, Salisbury, Wiltshire, SP2 8FD

£100,000 Leasehold

A two bedroom ground floor flat offered to the market with no onward chain.

Description

Representing a 50% share, the property is a two bedroom ground floor flat with well presented accommodation and a parking space. The accommodation comprises a secure communal entrance hall with the private hall (with a large storage cupboard) leading to all the rooms. There is a large open plan sitting/dining room with a window overlooking an area of open land with a view towards the cathedral spire and the kitchen area has a good range of units and an integrated electric oven and gas hob. There is a double bedroom with a fitted double wardrobe, a further bedroom and the large bathroom has a white three piece suite with a shower over the bath. Further benefits include PVCu double glazing and gas central heating and the parking space lies nearby. The Rowbarrow development is located on the south-western side of the city offering excellent access to the hospital and there are lovely countryside walks nearby. There is a local bus service which runs into the city centre which lies approximately 1 mile away. There is also a nearby M&S outlet and Nisa mini-market. NO CHAIN.

Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

Communal entrance hall

Communal door with secure fob entry system.

Entrance hall

Large storage cupboard, entrance intercom phone, radiator.

Sitting/dining room with kitchen area

Full height window to front overlooking central green and views towards Cathedral spire, TV point and two telephone points, two radiators, space for table and chairs.

Bedroom one

Full height window to front, radiator, TV point, fitted wardrobe.

Bedroom two

Full height window to front, telephone point, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with shower over, low level WC, pedestal wash hand basin, radiator, extractor, shaver point, obscure glazed window to front.

Outside

To the rear of the block is a car parking area with an allocated space (Marked B). There are bin and bike stores. The block lies adjacent to a pleasant grassed area to the front.

Agents note

The price represents a 50% share of the property, but there is the potential to purchase a higher percentage.

Tenure

99 year lease from 2013. Rent for 50% share is £306.23. Monthly service charge £108.50.

Services

Mains gas, water, electricity and drainage are connected to the property.

Outgoings

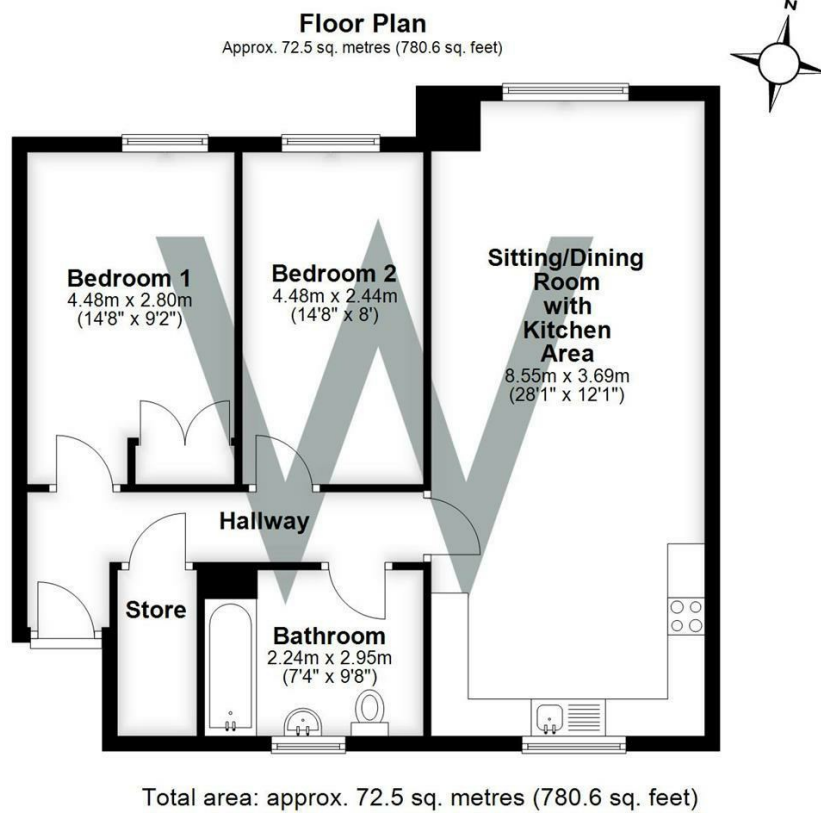
The Council Tax Band is ' C ' and the payment for the year 2024/2025 payable to Wiltshire Council is £2245.28

Directions

Leave our offices in Salisbury and proceed out of Salisbury on the A338 Downton Road. At the traffic lights turn right into Rowbarrow. Continue up here for a short distance and take the first turning on the left by the shop. Follow the road and Woodbury House can be found on the left hand side shortly after the turn for Rowbarrow Lane.

WHAT3WORDS

What3Words reference is: ///calms.often.exists



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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