



9 Sarum Close, Salisbury, Wiltshire, SP2 7LE

£125,000 Leasehold

About The Property

The property is a first floor flat which is situated on a popular modern development of flats and houses and is offered to the market with no onward chain.

There is access to the block via a communal intercom system and door. The accommodation comprises an entrance hall which has a storage cupboard and leads to all the rooms.

There is a sitting/dining room which has a window to the rear, space for a small table and chairs and an internet point. There is a kitchen area with base and wall units, an integrated electric oven and space for a washing machine and fridge.

The double bedroom has a fitted double wardrobe and the bathroom has a white three piece suite with part tiled walls. Benefits include night storage heating, PVCu DG and an allocated parking space in addition to parking in the road.

The flats are surrounded by communal areas and gardens and the property would make an ideal purchase for a first time or investment buyer.

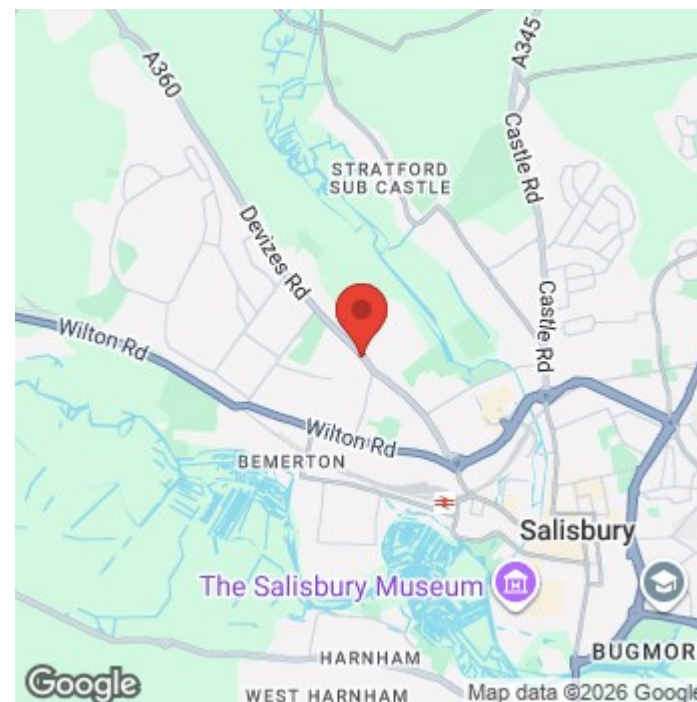
Sarum Close is a small cul de sac leading from Devizes Road on the north western side of the city. From the Close, there is access to a pathway which provides level walking distance to the city and accesses lovely countryside walks.

The property lies approximately one mile from the city centre which has an excellent range of amenities whilst there are nearby convenience stores on the Wilton and Devizes Road.

- Modern first floor flat
- One bedroom
- Open plan sitting/dining room and kitchen
- Bathroom
- PVCu DG
- Night storage heating
- Allocated parking space
- Popular location
- Near to countryside
- No chain



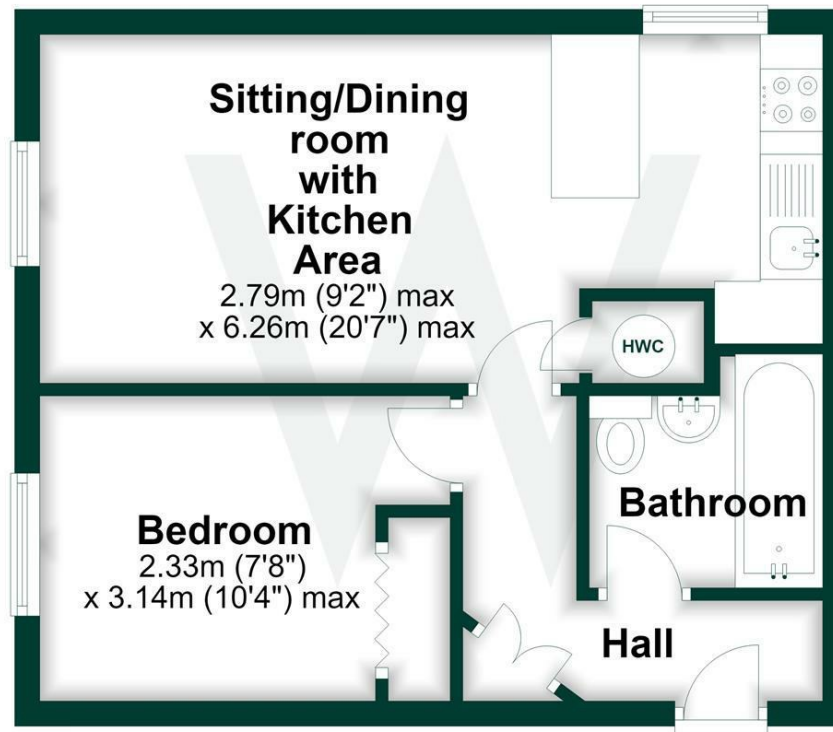
347.60 sq ft





Floor Plan

Approx. 32.3 sq. metres (347.6 sq. feet)



Total area: approx. 32.3 sq. metres (347.6 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: B - £2160.35 (2026/2027)

Tenure: Leasehold. 189 years from March 1987.
Service charge is £457.50 per half year. Peppercorn ground rent.

Services: Mains, electricity, water and drainage.

Heating: Night storage heating.

Directions: Leave Salisbury on the A360 Devizes Road and after passing forwards at the mini roundabout take the next right turn in to Sarum Close. Follow the road down the hill bearing left at the bottom and the property can be found in the first block.

What3words: ///crop.green.asset

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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	