6 Crosier Close, Old Sarum, Salisbury, Wiltshire, SP4 6GX

£170,000 Leasehold

Larger than average first floor flat offered in superb condition, close to all local facilities.

Description
From Salisbury proceed north on the A345 and at the Beehive roundabout turn right onto Portway. Proceed over the roundabout and at the traffic lights turn left into Sherborne Drive. Take the first right into Crosier Close and the property will be seen on the right hand side.

Description
A superb nearly new first floor flat, in excellent condition, together with double glazing and gas central heating by radiators. The accommodation consists of entrance hall with good storage cupboards, bathroom, two double bedrooms and living room/kitchen. There is a Juliet balcony off the living room, two allocated parking spaces and the flat is offered with vacant possession in late December.

Flat specifics

Communal entrance hall
Entrance intercom system, stairs to first floor.

Entrance hall
Two built-in storage cupboards.

Living room 23'4" x 15'4" max (7.13m x 4.69m max)
Double doors to Juliet balcony, cupboard housing gas fired boiler for central heating and hot water, range of work surfaces with inset one and a half bowl stainless steel sink unit with mixer tap over, four ring gas hob, electric oven, cooker hood, range of base and wall mounted cupboards, built-in fridge/freezer, built-in washing machine.

Bedroom one 12'8" x 9'10" (3.88m x 3.01m)

Bedroom two 12'8" x 7'3" (3.88m x 2.21m)

Bathroom
White suite of panel bath, low level WC and wash-hand basin. Thermostatic shower over bath with glass screen and tiled walls. Extractor fan.

Outside
To the rear of the property there are two allocated parking spaces.

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

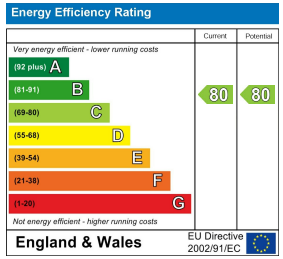
Outgoings
The Council Tax Band is ‘B’ and the payment for the year 2020/2021 payable to Wiltshire Council is £1567.71.

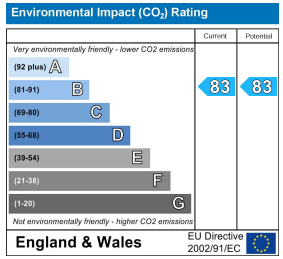
Tenure
The flat is leasehold with 121 years remaining of a 125 year lease. The service charge is £75 per month. Ground rent £250 per annum for the first 10 years, £500 per annum for the second 10 years and then £750 per annum for the third 10 years.

Ground Floor

Approx. 64.9 sq. metres (698.5 sq. feet)

Total area: approx. 64.9 sq. metres (698.5 sq. feet)





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