83 Saunders Avenue, Riverdown Park, Salisbury, Wiltshire, SP1 3PG

£210,000 Freehold

A modern detached coach house style one bedroom apartment with a large garage.

Description
The property is a superbly presented one bedroom detached coach house situated in an off-road courtyard development on the edge of this popular residential development with a high specification throughout. The accommodation comprises an entrance hall on the ground floor and on the first floor there is an open plan sitting room/kitchen which has an integrated oven and hob, dishwasher, fridge/freezer and washing machine. The sitting room area has a Juliette balcony. The double bedroom has built-in wardrobes and the bathroom has a contemporary white suite with a shower over the bath. There is a good range of storage cupboards including a boarded loft. The garage is a good size with power and light and a door to a further storage area. Benefits include gas fired central heating and PVCu double glazing. The property sits in an off-road location in a quiet courtyard development where there is a visitors space and other allocated parking spaces for neighbouring properties. The other garage below the property belongs to a neighbour. Riverdown Park is a modern development situated close to Bishopdown Farm which has an excellent range of amenities including a shop and primary school.

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

Entrance hall
Radiator, high level electric fuse box. Stairs to:

Stairs to first floor - landing
Two storage cupboards. Doors to all rooms.

Sitting room with kitchen area 18'6" x 11'3" (5.66m x 3.43m)
Window to front, French doors to Juliette balcony, telephone point, TV point, two radiators. Amtico flooring.

Kitchen area
Fitted with an excellent range of base and wall units with granite effect work surfaces over, integrated electric oven with four-ring gas hob and extractor hood over, integrated fridge/freezer, dishwasher and washing machine, stainless steel sink with mixer tap under window to side, wall mounted combi gas boiler.

Bedroom 12'7" max into wardrobe x 10'2" (3.86m max into wardrobe x 3.11m)
Window to front, radiator, built-in wardrobe, TV point, telephone point, overstair wardrobe with hanging rail and shelving, access to boarded loft.

Bathroom
Fitted with a white suite comprising panelled bath with shower over and shower screen, pedestal wash-hand basin, low level WC, tiled floor, window to side, part tiled walls, shaver point, heated towel rail, inset spotlights, extractor fan.

Garage 18'7" x 11'1" (5.68m x 3.40m)
With up and over door, high level window to rear, power and light. With door to further storage space.

Outside
There is a visitors parking space nearby.

Tenure
There is an annual service charge of £523.71 for buildings insurance and upkeep of communal areas. The water is on a meter.

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

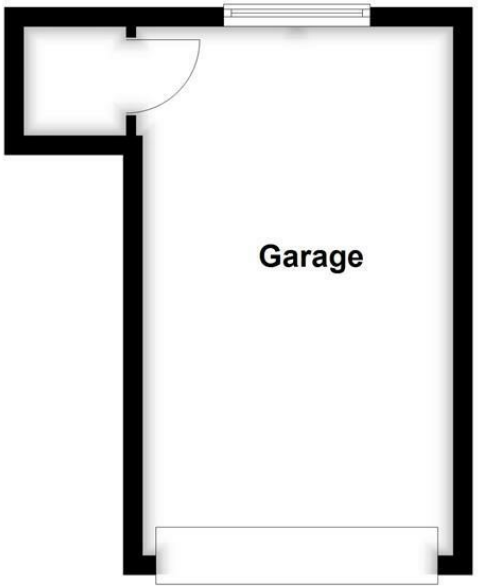
Outgoings
The Council Tax Band is ‘ A ’ and the payment for the year 2024/2025 payable to Wiltshire Council is £1683.96.

Directions
Leave Salisbury on the A30 London Road and at the second roundabout turn left onto Pearce Road. Proceed to the end and turn right at the T-junction and then immediately left into Saunders Avenue. No. 83 can be found after a short distance on the left hand side.

WHAT3WORDS
What3Words reference is: ///graced.pokes.coolest

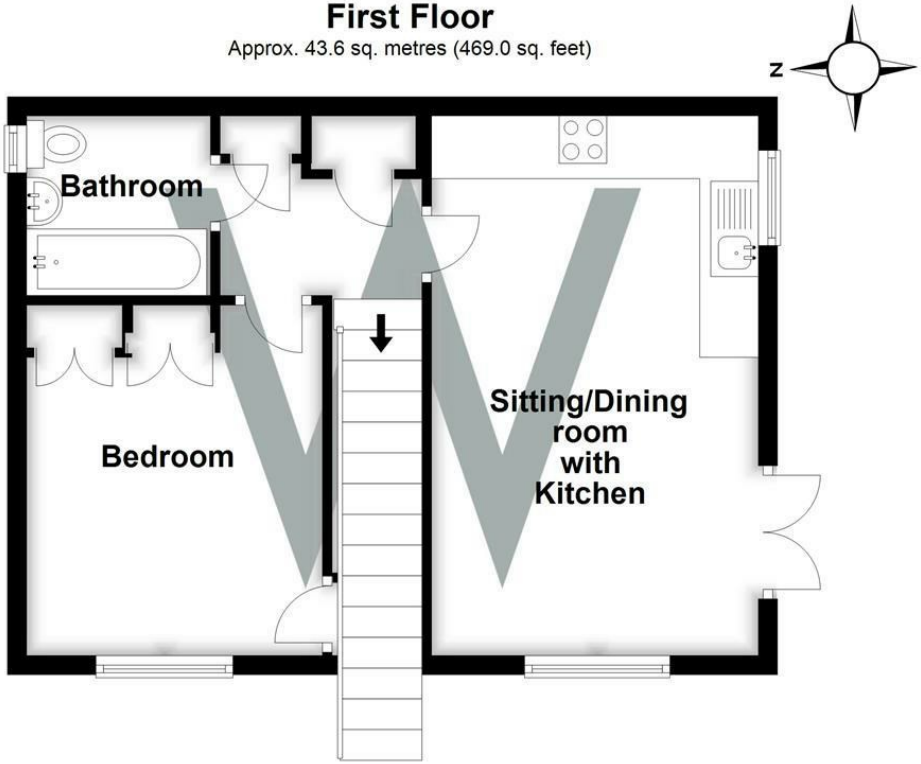
Ground Floor

Approx. 19.6 sq. metres (210.8 sq. feet)

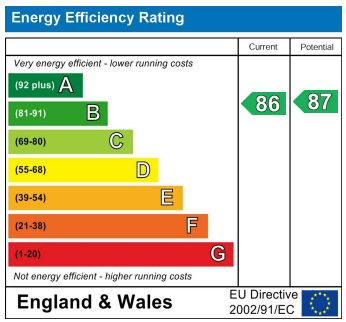


First Floor

Approx. 43.6 sq. metres (469.0 sq. feet)



Total area: approx. 63.2 sq. metres (679.8 sq. feet)



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