



Flat 4, 20 Manor Road, Salisbury, Wiltshire, SP1 1JS

£240,000 Leasehold

A spacious two bedroom character first floor apartment in a lovely period building in a popular area.

Description

A very spacious period first floor flat forming part of an attractive converted character house which is situated just outside the city centre and ring road. The property has a number of period features with high ceilings, ornate coving a large windows to provide a light and airy property which enjoys a westerly aspect and it has been well maintained having been redecorated. There is a communal hallway with an entrance intercom system. The accommodation comprises an entrance hallway, a large sitting/dining room and a kitchen which has a good range of units and an integrated oven and hob. There are two double bedrooms with bedroom two having large fitted cupboards and the bathroom has a white three piece suite with a shower over the bath. All the windows are PVCu double glazed and there is electric heating. Externally there is a communal garden to the rear and a car park with an allocated, numbered parking space as well as visitors spaces. The property is offered to the market with vacant possession. Manor Road lies on the eastern side of Salisbury and nearby amenities include a convenience store and a bus service to the city centre which lies approximately half a mile away. This has an excellent range of amenities including a mainline railway station serving London Waterloo.

Property Specifics

The accommodation is arranged as follows:

Communal Entrance Hall

Entrance intercom phone, post boxes, stairs.

Entrance Hall

Intercom phone.

Sitting/Dining Room

Two windows to front, three night storage heaters, low level cupboard housing electric fusebox, ornate coving, internet point. TV point, door to;

Kitchen

Fitted with base and wall units with work surfaces over and tiled splashbacks, integrated electric oven with four ring hob and extractor over, sink and drainer with mixer tap, space/plumbing for washing machine, space for fridge/freezer, window to front, space for small table and chairs.

Bedroom One

Two windows to front, wall mounted electric heater, TV point.

Bedroom Two

Window to rear, night storage heater, two large fitted cupboards.

Bathroom

Fitted with a white suite comprising panelled bath with shower over, low level WC, pedestal wash hand basin, part tiled walls, wall mounted electric heater, extractor, linen cupboard.

Outside

To the rear of the block there is a good sized communal garden and patio area together with a car park within which there is an allocated parking space.

Outgoings

The Council Tax Band is ' C ' and the payment for the year 2025/2026 payable to Wiltshire Council is £2,350.54.

Services

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

Tenure

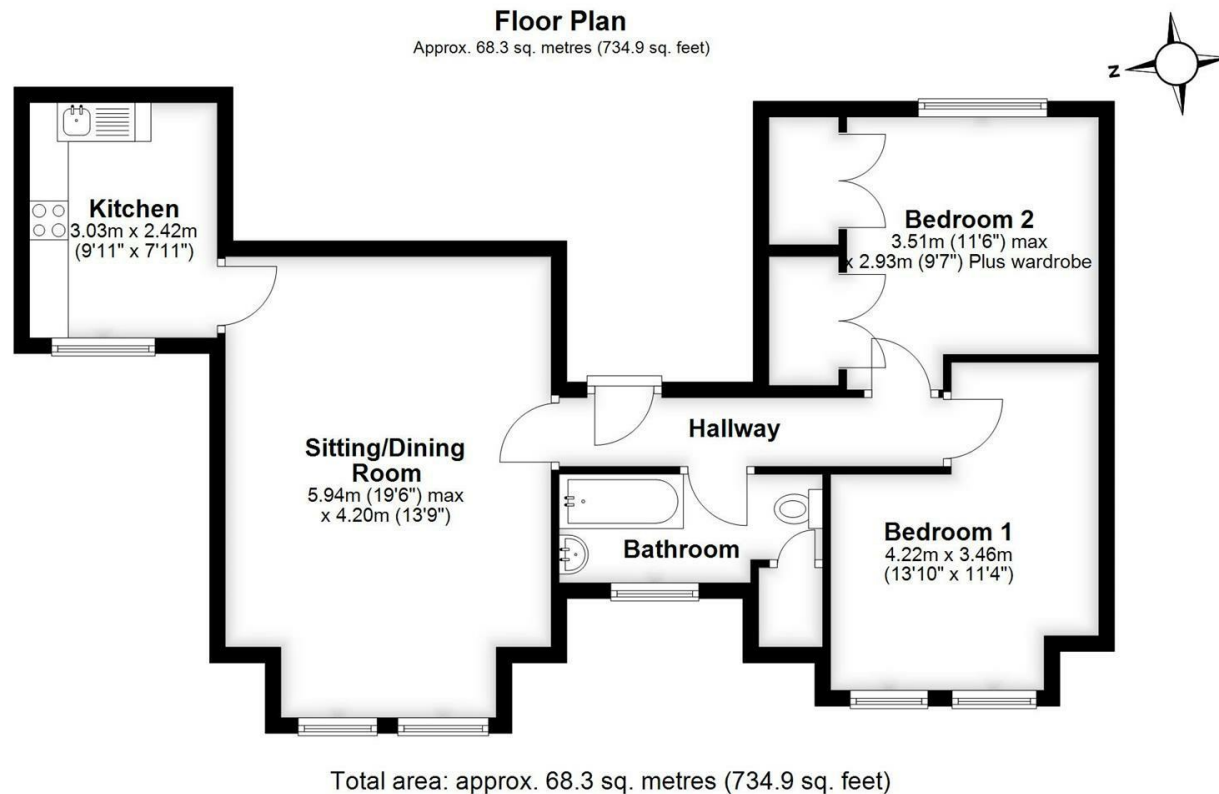
Leasehold on 125 year lease from 1988. Service charge £1710 per annum and the ground rent is £200 per annum due on 1st January.

Directions

From our office proceed north and at the roundabout turn right onto the ring road. At St Mark's roundabout take the third exit into Wain-a-long Road and first right into Manor Road. No. 20 will be seen on the left hand side after about 200 yards.

WHAT3WORDS

What3Words reference is: ///bleak.moss.member



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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