Flat 7, 15-17 Middleton Road, Salisbury, Wiltshire, SP2 7AY

£160,000 Leasehold

A modern purpose built first floor apartment in a side road location just outside the ring road and well located for the city centre and railway station.

Directions
From our offices in Castle Street proceed away from the city centre and at the roundabout turn left onto the ring road. At the next roundabout turn right and at the start of Devizes Road take the first turning right into York Road and continue along to the end. Turn left into Middleton Road and the flats will be found immediately on the right hand side.

Description
This first floor apartment has been built to an extremely high standard in 2016 and this particular apartment is offered to the market with no onward chain. There is a communal entrance area with a security phone intercom system and post boxes. The property itself has an entrance hallway with a useful storage cupboard and an open plan living room/kitchen with an impressive range of fitted units together with an integrated electric oven and gas hob. Sliding doors provide access to a pleasant balcony which is located to the rear of the block. The double bedroom has an attractive full length window and the shower room is spacious and fitted with a contemporary white suite. Further benefits include PVCU double glazing, gas fired central heating and an allocated parking space (numbered) to the front of the property. There are also visitors parking spaces in the car park to the rear and there is a residents riverside patio area. Middleton Road lies just off the ring road and provides convenient access to both the city centre and railway station. The Waitrose Store lies a short walking distance away. The property is offered to the market with no onward chain.

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

Communal entrance hallway
With entrance intercom system. Stairs to first floor. Private door to:

Entrance hallway
Radiator, intercom phone. Built-in cupboard with hanging rail, shelf and electric fusebox. Inset spotlights.

Living room with kitchen area 19'1" x 14'3" max (5.84m x 4.35m max)

Living room area
Sliding glazed doors to balcony, TV point.

Kitchen area
Fitted with cream fronted base and wall units with roll top work surfaces and tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor over, space for fridge/freezer, space and plumbing for washing machine, space for table and chairs, sash window to rear, radiator, inset spotlights, vinyl floor, wall mounted gas boiler.

Bedroom 11'7" plus door recess x 10'2" (3.55m plus door recess x 3.10m)
Full length window to rear, radiator.

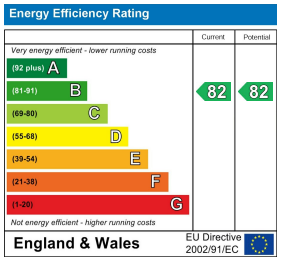
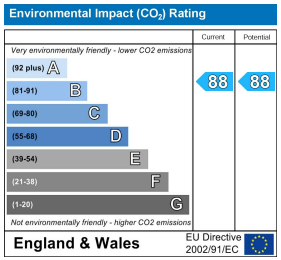
Shower room
Fitted with a white suite comprising low level WC, corner shower cubicle, wash-hand basin with cupboards under, inset spotlights, extractor fan, heated towel rail.

Outside
To the front of the property there is an allocated parking space (numbered). To the rear is a gravelled car park where there are visitors spaces and a residents riverside patio area.

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 2020/2021 payable to Wiltshire Council is £1343.76.

Tenure
Leasehold for a term of 125 years from 2016. Ground rent £295 per annum. Service charge is currently £250 per annum and buildings insurance is £250 per annum.

Total area: approx. 45.6 sq. metres (490.6 sq. feet)

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