



70 Sarum Close, Salisbury, Wiltshire, SP2 7LF

£140,000 Leasehold

A well presented one bedroom upper ground floor flat with elevated far reaching views.

Description

The property is an extremely well presented upper ground floor flat situated in a popular residential cul de sac on the northern side of the city. The flat has steps up to the communal entrance hall which has a secure entry intercom system and the accommodation comprises an open plan sitting room/dining room which opens through to a well fitted kitchen which has an excellent range of white fronted units and integrated oven, induction hob and dishwasher. The bedroom has fitted wardrobes and the bathroom has a contemporary white suite and attractive tiling. Benefits include slimline electric panel radiators, PVCu double glazing throughout, an allocated parking space and communal garden area. Due to its position, there are superb far reaching views towards Old Sarum. From the Close, there is access to a pathway which provides level walking distance to the city and accesses lovely countryside walks. The property would make an ideal purchase for a first time or investment buyer. Sarum Close 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.

Property Specifics

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

Communal entrance hall

Communal front door with entrance intercom system, private front door to;

Entrance hall

Entrance intercom phone, wood effect floor, storage cupboard.

Sitting/dining room with kitchen

Window to side, wall mounted electric radiator, TV point, wood effect floor, space for table and chairs, through to;
KITCHEN AREA; Fitted with white fronted base and wall units with work surfaces over, wood effect floor, integrated electric oven, induction hob and dishwasher, space/plumbing for washing machine, space for fridge/freezer, sink and drainer under window to front with far reaching views towards Old Sarum.

Bedroom

Window to side, wall mounted electric radiator.

Bathroom

Fitted with a white suite comprising panelled bath with shower and shower screen, pedestal wash hand basin, low level WC, shaver point, part tiled walls, extractor, tiled floor, fitted shelving.

Outside

To the side of the building is a communal grassed area and a residents car park within which we have an allocated, numbered parking space.

Services

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

Outgoings

The Council Tax Band is ' B ' and the payment for the year 2025/2026 payable to Wiltshire Council is £2056.73.

Tenure

160 year lease from 2016 expiring in 2176. Peppercorn ground rent. Service charge £457.50 per half year.

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 downhill and bear right to continue through the Close and the property can be found after a short distance on the right hand side.

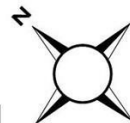
WHAT3WORDS

What3Words reference is: [///rabble.stones.tree](#)

Floor Plan
Approx. 33.7 sq. metres (362.5 sq. feet)



Total area: approx. 33.7 sq. metres (362.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	81
England & Wales	EU Directive 2002/91/EC	



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