



Salisbury Road, Southall, UB2 5QJ
Guide Price £325,000

DBK
ESTATE AGENTS



Salisbury Road, Southall, UB2 5QJ

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Located within a modern development built by Barratt Homes, this stylish and contemporary apartment offers approximately 678 sq. ft. of well-designed living space, complemented by a generously sized private rear garden.

The interior comprises of two well-proportioned bedrooms, an open plan kitchen, dining, and reception area, and a chic family bathroom suite. The kitchen is fitted with sleek, integrated appliances, while thoughtful storage solutions are found throughout the home.

Residents benefit from a private roof terrace, outdoor play area, underground allocated parking, a secure entry system, convenient lift access and a long lease of 988 years remaining.

Situated moments away from Southall King Street providing an ample array of local amenities as well as excellent nearby transport links located nearby such as Southall Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. The property falls within the catchment for various local reputable schools and for motorists the M4 and A40 can be found within a short drive.

Key Features

- **Modern Development Built by Barratt Homes**
- **Circa 678 Sq.Ft with a Generously Sized Private Rear Garden**
 - **Two Bedrooms**
- **Open Plan Kitchen/ Diner + Reception Room**
 - **Kitchen with Integrated Appliances**
 - **Chic Family Bathroom Suite**
 - **Underground Allocated Parking**
- **Private Roof Terrace + Children's Play Area**
 - **988 Years Lease + Ample Storage**
 - **Secure Entry System + Lift Access**



Lease

988 years remaining

Service Charge

£3,660.00 per annum

Ground Rent

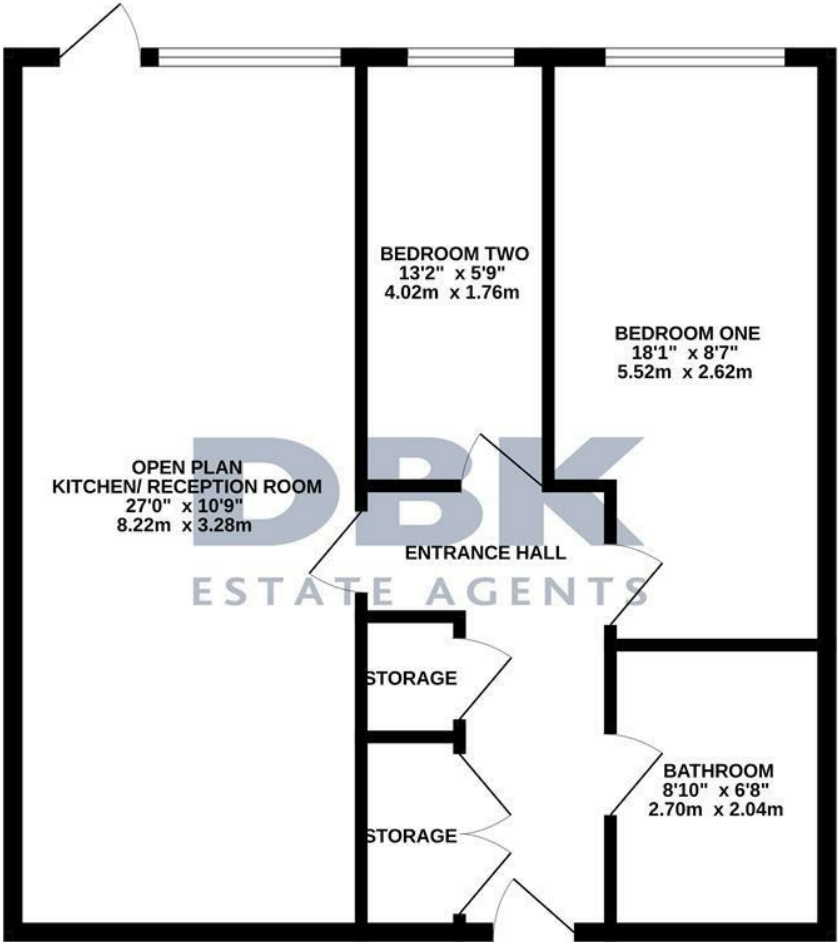
£350.00 per annum

Parking

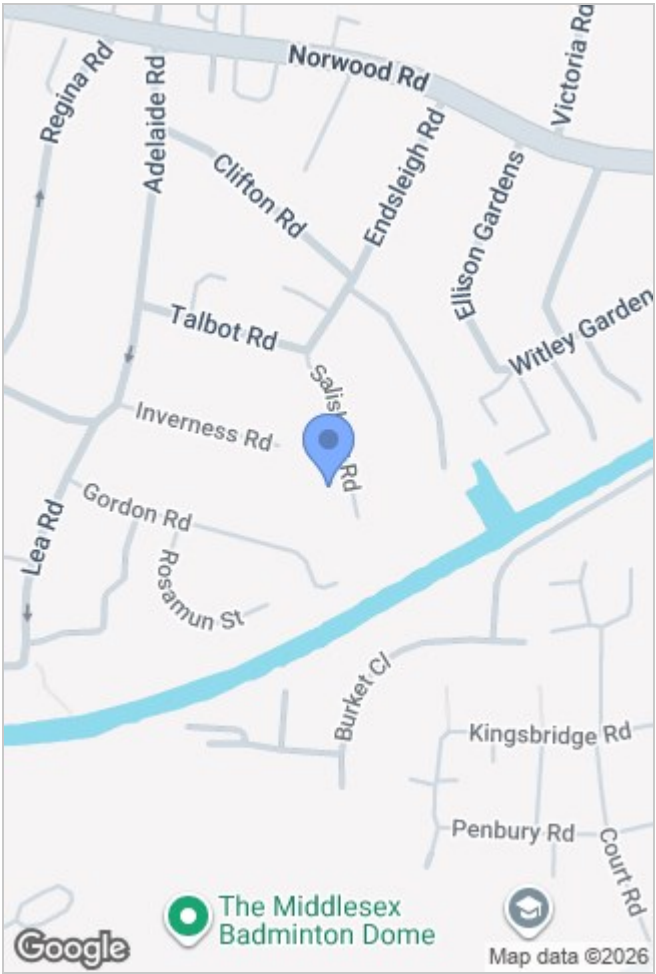
Gated allocated underground parking



678 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (62.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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