



Connells

Cherry Close
Salisbury



Property Description

Offering to the market this top floor flat in Cherry Close, Salisbury. This spacious flat has a dual aspect lounge, kitchen, two double bedrooms, bathroom & separate WC. There are communal gardens and an allocated parking space. Offered for sale with NO ONWARD CHAIN. This property is tenanted with a current rental income of £1000 pcm. Situated just a mile from the railway station and city centre with a doctors surgery, pub and food outlets nearby.

Salisbury offers a range of entertainment, cultural and shopping facilities. There are direct rail links to London Waterloo, Bristol and the South Coast



Entrance Hall

Doors to all rooms and 3 storage cupboard.

Lounge

16' 10" x 11' 11" (5.13m x 3.63m)

Dual aspect with windows to front and rear

Kitchen

9' 11" x 9' 9" (3.02m x 2.97m)

Comprising wall and base units with work surfaces above, stainless steel sink drainer, oven & hob, spaces for washing machine & fridge freezer, window rear aspect

Bedroom One

13' 9" x 11' 11" (4.19m x 3.63m)

Window front aspect

Bedroom Two

12' 4" x 9' 8" (3.76m x 2.95m)

Window rear aspect

Bathroom

Comprising panel enclosed bath with shower above, wash hand basin with storage below. Window rear aspect

Toilet

WC, window rear aspect

Outside

Communal Garden

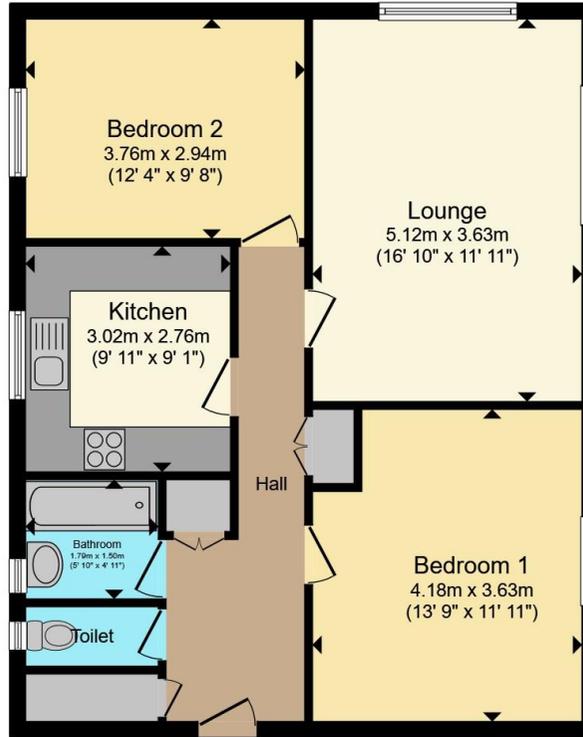
Parking

Allocated parking









Total floor area 70.4 m² (758 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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46-50 Castle Street
 Salisbury SP1 3TS

EPC Rating: C Council Tax
 Band: B

Service Charge: 250.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL308294

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Nov 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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