

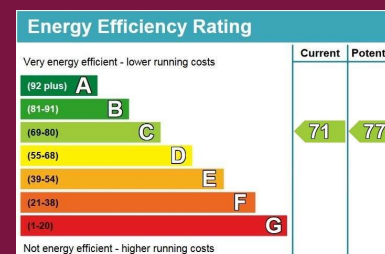
TOTAL APPROX. FLOOR AREA 73.3 SQ.M. (789 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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241 Gainsborough Close, Salisbury, Wiltshire SP2 9HD

£145,000 Leasehold

Northwood Incorporating Bassets are pleased to bring to market this spacious split-level two bedroom, flat featuring a security entry phone system. The accommodation compromises of; a large lounge, fitted kitchen, two double bedrooms, a bathroom, and a separate WC. The property also benefits from good storage throughout, as well as a private storage cupboard in the communal space. The property also has access to a shared garden. Gas Central Heating and Double Glazing throughout. Sold with no forward chain. EPC Rating C . Council Tax Band B





Overview

- TWO DOUBLE BEDROOMS
- NO FORWARD CHAIN
- IDEAL INVESTMENT OPPORTUNITY
- FITTED KITCHEN
- SPACIOUS LIVING ROOM
- EXTERNAL STORAGE CUPBOARD



Inner Hallway

Stairway leads to first floor of the flat. Doors lead to:

Kitchen (9'9" max X 8'10" max)

Sitting Room/Dining Room (18'4" max X 11'11" max)

First Floor Landing

Doors lead to bedrooms, bathroom and separate WC.

Bedroom One (15' max X 9'2" max)

Bedroom Two (11'7" max X 9'3" max)

Bathroom

Separate WC

Council Tax Band - B

EPC - C

Tenure - Leasehold.

125 Years from December 1991

Ground Rent: £10 per year.

Service Charge: Approximately £230 per year.

This figure can vary depending on maintenance that is required to be carried out throughout the year.

Please be advised that prospective buyers should check this information with their solicitors.

Agent Notes - Draft Copy of Particulars.

Sales Disclaimer (OVM)

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.