



Crosier Close Old Sarum Salisbury SP4 6GX

for sale
£180,000



Property Description

A modern and well-presented second-floor apartment situated in the popular Old Sarum development of Salisbury. The property offers two bedrooms and a bright, open-plan kitchen/living/dining area with dual-aspect windows, creating a light and airy living space. Further benefits include two allocated parking spaces conveniently located to the front of the property and access to the A303 and Salisbury City Centre.

The property is located approximately 3 miles from Salisbury city centre with frequent bus services into the centre. Salisbury has a number of facilities these including, but not limited to retail shops, cultural and educational establishments, a range of restaurants and bars, and a twice-weekly chartered market. Salisbury train station offers direct links to London Waterloo in approximately 90 minutes. There are also good road links to London, Bournemouth and the West Country.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Hallway

Storage cupboard, access to all rooms, side aspect.

Kitchen/ Living Room

Kitchen - Comprising wall and base units with work surfaces over, drainer sink unit with mixer taps, integrated oven, inset hob with concealed hood over, space for washing machine, space for fridge/freezer, dual front aspect, open to living area with additional side aspect.

Bedroom One

Dual aspect to front and side.

Bedroom Two

Front aspect.

Bathroom

Comprising a panel enclosed bath with integrated shower over with glass screen, pedestal wash hand basin and WC.

Outside

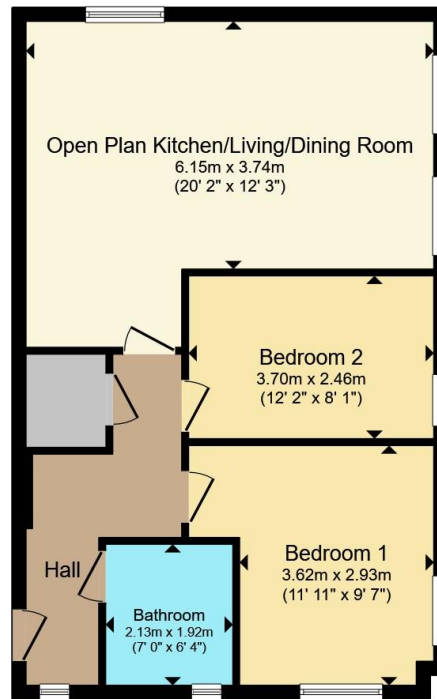
Parking

Two allocated parking spaces and visitor parking.









Ground Floor

Total floor area 61.5 m² (662 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

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To view this property please contact Connells on

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46-50 Castle Street
Salisbury SP1 3TS

EPC Rating:
Awaited

Council Tax
Band: B

Service Charge:
1240.00

Ground Rent:
250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL308585

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. 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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Property Ref: SAL308585 - 0004