

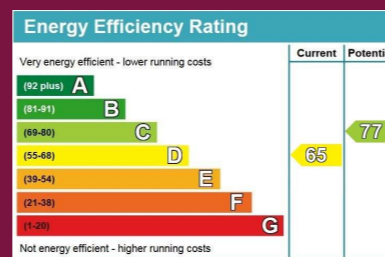
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50 Stratford Road,  
Salisbury, Wiltshire SP1 3JL

£152,000 Leasehold

Northwood Incorporating Bassets are delighted to bring to market this very well presented first floor, one bedroom apartment set in a popular Stratford Road location. The good sized accommodation consists of; private entrance door, entrance hallway, walk in storage cupboard, lounge / dining room measuring 11'7" max x 11'5" max, fitted kitchen, double bedroom measuring 11'5" max x 8'2" max, with built in storage, and bathroom suite with shower over bath. The property benefits from; double glazing, and electric heating. PROPERTY SOLD WITH TENANT IN SITU. Viewing is absolutely essential to fully appreciate this ideal investment opportunity! Council Tax Band A. EPC Rating D.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.







## Overview

- ONEBEDROOM FLAT IN POPULAR LOCATION
- PROPERTY SOLD WITH TENANTS IN SITU
- IDEAL INVESTMENT OPPORTUNITY
- LOW GROUND RENT
- PLENTY OF STORAGE
- DOUBLE GLAZING THROUGHOUT
- ELECTRIC HEATING



Security Communal Entrance Door with stairs leading to first floor.

### Entrance Hallway

#### Lounge 11'7" max x 11'5" max

Double Glazed window to rear elevation. Door leading to kitchen.

#### Kitchen 8'5" max x 5'5" max

Double Glazed window to front elevation.

#### Bedroom One 11'5"max x 8'2" max

Double Glazed window to rear elevation, built in wardrobe to one wall.

### Bathroom

Double Glazed window to front elevation.

### Outside

Communal grounds and parking area.

### Leasehold Information

Service Charge: TBC

Ground Rent: £10 per annum

Lease Term: 125 years from 1985

### Council Tax Band

Tax Band A

### 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.