



FLAT 7 VICTORIA COURT, 17 STRATFORD ROAD, SALISBURY SP1 3LX

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BAXTERS
PROPERTY & LAND AGENTS



FLAT 7 VICTORIA COURT, 17 STRATFORD ROAD, SALISBURY SP1 3LX
PRICE GUIDE: £70,000

Located within easy reach of Salisbury City Centre and the railway station is Victoria Court, a small development of one and two bedroom apartments specifically targeted at the over 55's. Victoria Court benefits from private secure parking, well maintained communal grounds and each apartment building has a secure entry phone system.

No 7 is a second floor apartment located at the front of the building facing Stratford Road; the building benefits from wide staircases and landings and a lift.



The apartment itself is generous in proportion with a large reception hall, living room, well equipped kitchen, refitted shower room, two good size bedrooms and excellent storage. The property is fully double glazed, benefits from electric heating and an emergency 24 hours pull cord system if required.

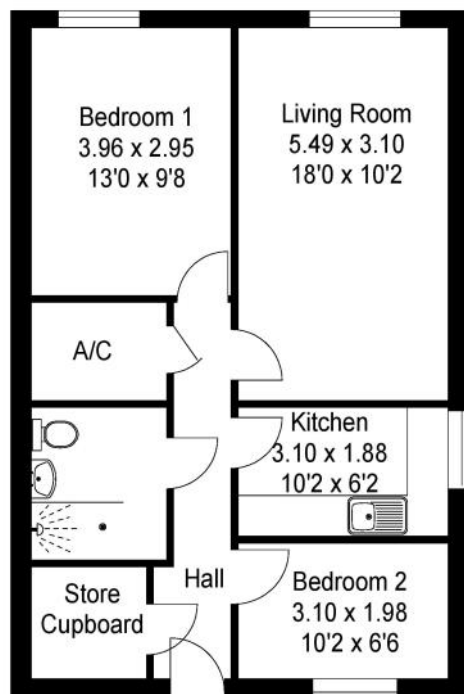
The property is offered for sale with the residue of a 189 year lease dated 1985 is available for immediate vacant possession.

LOCATION: Victoria Court is located a short distance from the historic cathedral city of Salisbury and is well placed for the cathedral close and an extensive range of restaurants, city centre shops and the market. Cultural, social and educational amenities nearby include the theatre, arts centre, cinema, medical facilities and both private and state schools for all ages are within and outside the city boundary; Bishops Wordworths School and South Wilts Grammar School are both within walking distance. Leisure and recreational facilities include the Five Rivers Leisure Centre, private members gymnasiums, golf club and recreation ground and three tennis clubs. Salisbury has good road links to London (A303) Southampton (A36) and Bournemouth (A338) and a mainline rail service (also walkable) to London, Waterloo (90 minutes) and the West Country.



7 Victoria Court, 17 Stratford Road, Salisbury, SP1 3LX

Approximate gross internal area : 54sq m / 580 sq ft



TENURE AND SERVICES: Tenure: Leasehold. Local Authority: Wiltshire Council. Council Tax Band C : £2,245.28 for year 2024/2025 .

Mains Drainage. Electric Heating. Fully double glazed. Charges for the period 2024/2025: Management and Service Charge £4,962.64 per year and Ground Rent £200.00 per year.

DIRECTIONS: From the city centre proceed along Castle Street to the roundabout and continue straight across onto the A345 Castle Road signposted Amesbury. At the traffic lights take the left hand turn into Stratford Road and continue along this road, passing South Wilts Grammar School on your left and Victoria Park and tennis courts on your right. After a short distance Victoria Court can be found on the right hand side, just before Avon Lodge Veterinary Practice.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10728.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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 <small>EU Directive 2002/91/EC</small>		
<small>WWW.EPC4U.COM</small>		