VENDITUM

RESIDENTIAL SALES

EST. 2004

23 Orchard Road

Salisbury, SP5 2JA

£156,000

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A beautifully presented ground floor flat offering particularly generous accommodation which can only be appreciated by a viewing. Orchard Road has been greatly improved by its current owner and boasts a refitted kitchen and bathroom as well as double glazing and gas heating, the decorative condition of the flat is excellent throughout. Accommodation comprises entrance hall, 5m x 3.7m living room, refitted kitchen with integral appliances, refitted bathroom and two well proportioned bedrooms. Outside the flat has access to residents off road parking and communal gardens as well as a private storage shed. A great benefit of this property is the low service charge (currently £374.88 per annum). Quietly located in this small village road the property is within walking distance of village amenities, the New Forest and Downton are within easy reach and the location also is convenient for Salisbury and the district hospital. An early internal viewing is essential.

Directions
Proceed from Downton via the B3080 (Lode Hill). On entering Redlynch turn right onto Appletree Road, follow this road for its duration turning left into Orchard Road. The building containing number 23 can be found on your left hand side.

Communal Entrance Hall
Doors to rear.

Entrance Hall
Entryphone, radiator. Full height storage cupboard.

Lounge 16'4" x 12'1" (5m x 3.7m)
Double glazed picture window to front. Radiator. Laminate flooring.

Kitchen 10'6" x 8'10" (3.21m x 2.71m)
Refitted shaker style with worksurface over. Inset gas hob with electric oven under and extractor hood over. Plumbing and space for washing machine and fridge/freezer. Integral dishwasher. Wall mounted gas boiler, double glazed window to rear and inset stainless steel sink unit. Inset ceiling lights.

Bedroom One 11'1" x 12'1" (3.4m x 3.7m)
Double glazed window to front. Radiator.

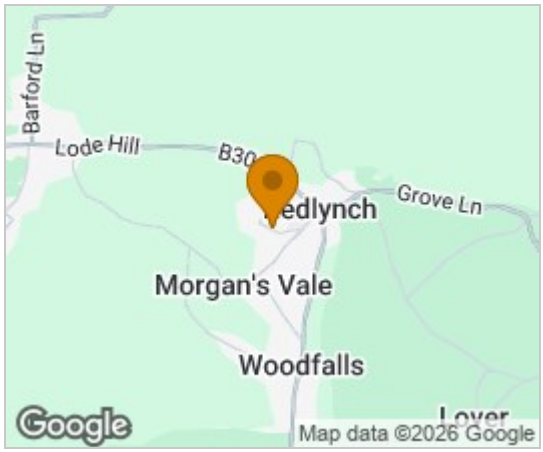
Bedroom Two 10'11" x 7'2" (3.35m x 2.2m)
Double glazed window to rear. Radiator.

Bathroom
Refitted white suite comprising WC, vanity basin and corner shower enclosure with thermostat. Obscure double glazed window to rear aspect. Heated towel rail.

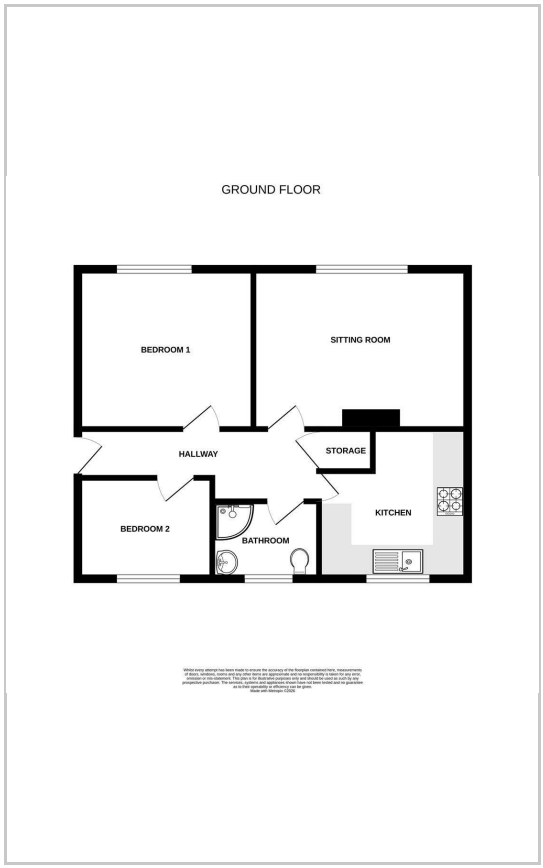
Outside
To the front of the building are a good number of residents parking spaces on a first come basis. To the front of the property is an open plan area of lawn with well stocked flower beds. At the rear of the building is a communal garden with a useful brick built storage shed for each flat.

Agent's Note
The property is leasehold with a term of 125 years from 25/03/1991. The current annual service charge is £374.88.

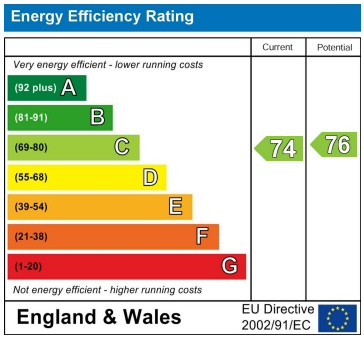
Area Map



Floor Plans



Energy Efficiency Graph



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St Mary's House Netherhampton Business Park, Salisbury, SP2 8PU
Tel: 01722 411151 Email: enquiries@venditum.co.uk https://www.venditum.co.uk