



78 Park Lane

Salisbury, SP1 3NP

Guide price £90,000



This flat formed within the Victoria Court Complex off Stratford Road, a development within three blocks where number 78 is accessed from Park Lane. Victoria Court is an attractive retirement scheme for the over 55's and has the benefit of a part time resident manager supported by Retirement Lease Housing Association. The flat is approached from ground level. A communal entrance hall leads to the accommodation which briefly comprises; entrance hall, sitting room, kitchen, two bedrooms and a recently fitted shower room. Heating is provided through storage and panel heaters and the property is double glazed. There are communal gardens at the rear and overlooked by the bedrooms and there is parking for residents and visitors.



Location

Victoria Court is located within easy reach of Victoria Park and also the Co-op store on the Castle Road. There is a local bus service running along Stratford Road providing good access to the city centre which is approximately one mile away. Salisbury has fine shopping and social amenities along with a variety of supermarkets, good leisure facilities including cinema and playhouse and there is a mainline railway station serving London/Waterloo.

Communal Entrance Hall

with front door to:

Entrance Hall

with electric storage heater, two wall lights, alarm cord, entry phone.

Sitting Room 13'3" x 11'8" (4.05m x 3.57m)

four wall lights, alarm cord, electric storage heater, telephone point, television aerial point, door to;

Kitchen 11'7" x 6'5" (3.55m x 1.97m)

with fitted laminate worktops with base cupboard and drawers beneath and with matching wall cupboards over with underlights, appliance space for automatic washing machine, space for fridge / freezer, one and a half bowl single drainer sink unit, ceramic four ring electric hob with filter hood above, split level oven, built in airing cupboard with hot water cylinder and fitted shelves, electric panel heater, alarm cord.

Bedroom One 11'5" x 10'1" (3.50m x 3.08m)

At the rear of the property outlook over communal garden, fitted wardrobes to one wall, electric panel heater, two wall lights, telephone point, television aerial point, alarm cord.

Bedroom Two 10'7" x 9'11" (3.24m x 3.04m)

L shaped and at the rear of the property and similar outlook to bedroom one, two wall lights and electric panel heater, alarm cord.

Shower Room

This has been refitted in recent years to include a screened walk in shower with aqua board panelling to the walls and mains shower attachment, vanity unit with top basin and low level w.c, electric shaving light, wall fan heater and deep storage cupboard, alarm cord.

Outside

Leaving the flat from the main entrance there are steps which lead down to the communal gardens at the rear of the block which are attractively maintained to include lawns, shrubs and plant beds. Beyond the garden there are parking spaces for guests and residents - on a limited basis.

Tenure

LEASEHOLD 99 years from 1985, approximately 63 years remain

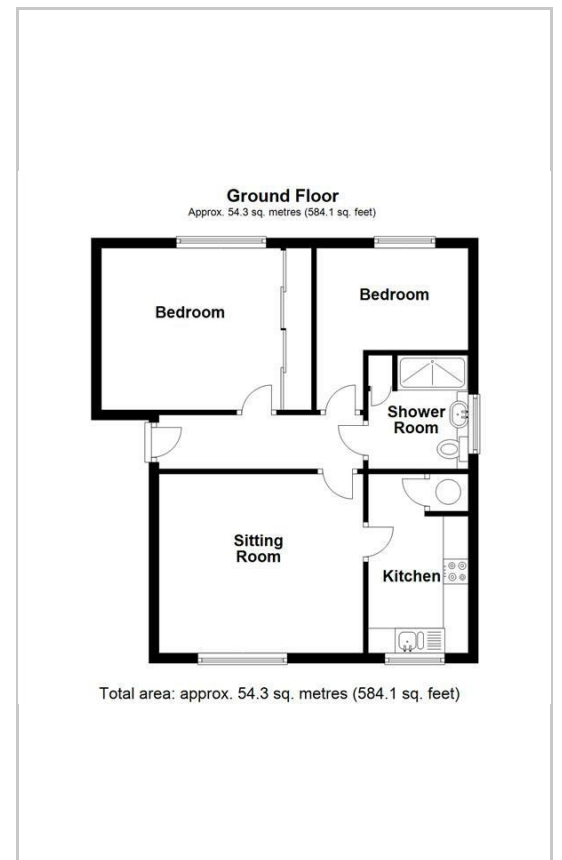
Ground Rent: £200 P.A.

Service Charge: £4,248.16 pa including water rates. (£1,062.04 paid quarterly)

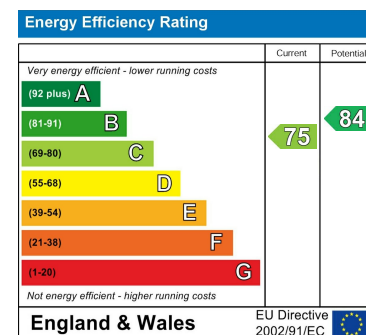
Area Map



Floor Plans



Energy Efficiency Graph



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