VENDITUM

RESIDENTIAL SALES

EST. 2004



Whitehart Court Penruddock Close

Salisbury, SP2 9HH

£145,000

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A well presented and spacious one bedroom first floor ft within this small modern development. Whitehart Court is a purpose built development of four flats within this quiet cul-de-sac setting. The flats benefit from double glazing, gas heating and an allocated parking space. The general decorative condition of the flat is good but scope exists to personalise. Prospective buyers should note that the flat is being sold with a long residual lease of around 120 years with very low running costs/charges. An internal viewing is essential to fully appreciate this property that would make an ideal first home, manageable base or buy to let investment.







Directions
Proceed to Pembroke Road turning right into Festival Avenue. After a short time bear right into Gainsborough Close and then turn right into Penruddock Close where Whitehart Court can be found ahead of you.

Double Glazed Communal Door to:

Communal Entrance Hall
Courtesy lighting, stairs to first floor.

Entrance Hallway
Full height storage/cloak cupboard, radiator and laminate flooring.

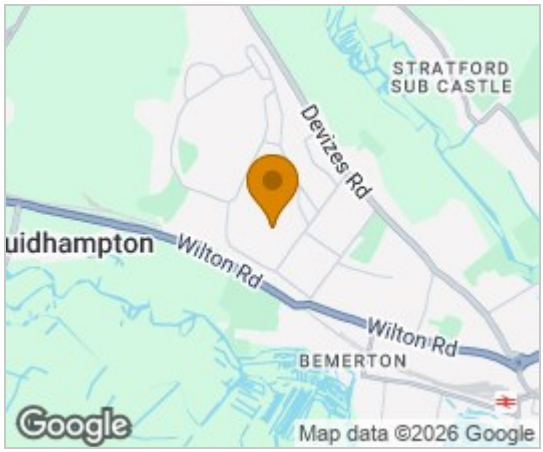
Kitchen/Dining/Living Room 16'0" x 13'9" (4.9m x 4.2m)
Kitchen area with built in gas hob, electric oven with extractor. Space for washing machine and fridge/freezer.
Laminate flooring, ceiling spotlights.

Bedroom 12'0" x 10'5" (3.68m x 3.2m)
Double radiator, double glazed window to front aspect.

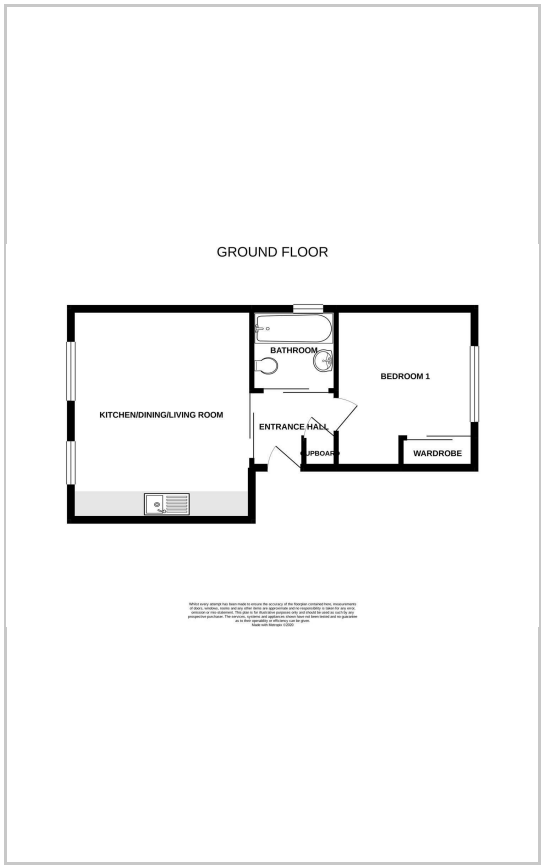
Bathroom 6'4" x 6'2" (1.95m x 1.9m)
White bathroom suite comprising WC, pedestal basin and panelled bath with mixer shower over. Tiled splashbacks, extractor fan, heated towel rail, obscure double glazed window and laminate flooring.

Outside
Directly outside the building is a gravelled area with space for bins.
Within the generous forecourt is an allocated parking space for each property.

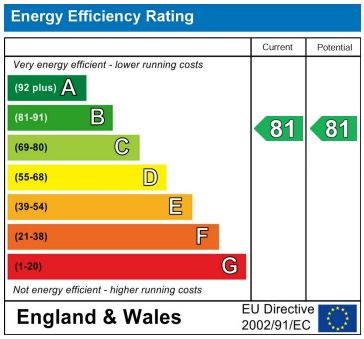
Area Map



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