



26 The Red House | Park Lane | Salisbury | SP1 3NP

**WOOLLEY
& WALLIS**

Guide Price £230,000

A character 2 bedroom second floor apartment with superb views to Old Sarum and fronts Victoria Park with parking and communal garden.

The Property

26 The Red House is a lovely apartment situated on the top floor of this attractive building, located opposite Victoria Park. The property would make an ideal buy to let as it is currently tenanted, or a great first time purchaser or even a lock up and go. The accommodation comprises security entry phone and entrance to communal hallway and to second floor. Communal landing and door to number 26. Hallway with radiator, heating programmer, sitting room with PVCU double glazed window to front aspect with a view to Victoria Park, exposed beams, radiator and built-in deep cupboard with gas fired central heating boiler. Kitchen, double aspect room with PVCU double glazed window to rear aspect with view over the communal gardens and up to Old Sarum. Velux window to side aspect. Work surface and inset single sink and drainer, range of base units and drawers, plumbing and space for washing machine, space for fridge freezer, built-in electric oven and electric hob. Bedroom 1 PVCU double glazed window to side aspect with distant views, built-in cupboard, fitted wardrobes and exposed beams. Bedroom 2 PVCU double glazed window to rear aspect with view to Old Sarum, worktop, radiator, exposed beam. Bathroom with suite comprising of bath with shower screen, electric shower, pedestal wash hand basin, radiator, Velux window, cloakroom with WC.

Externally there is allocated parking for one car and a large communal garden.

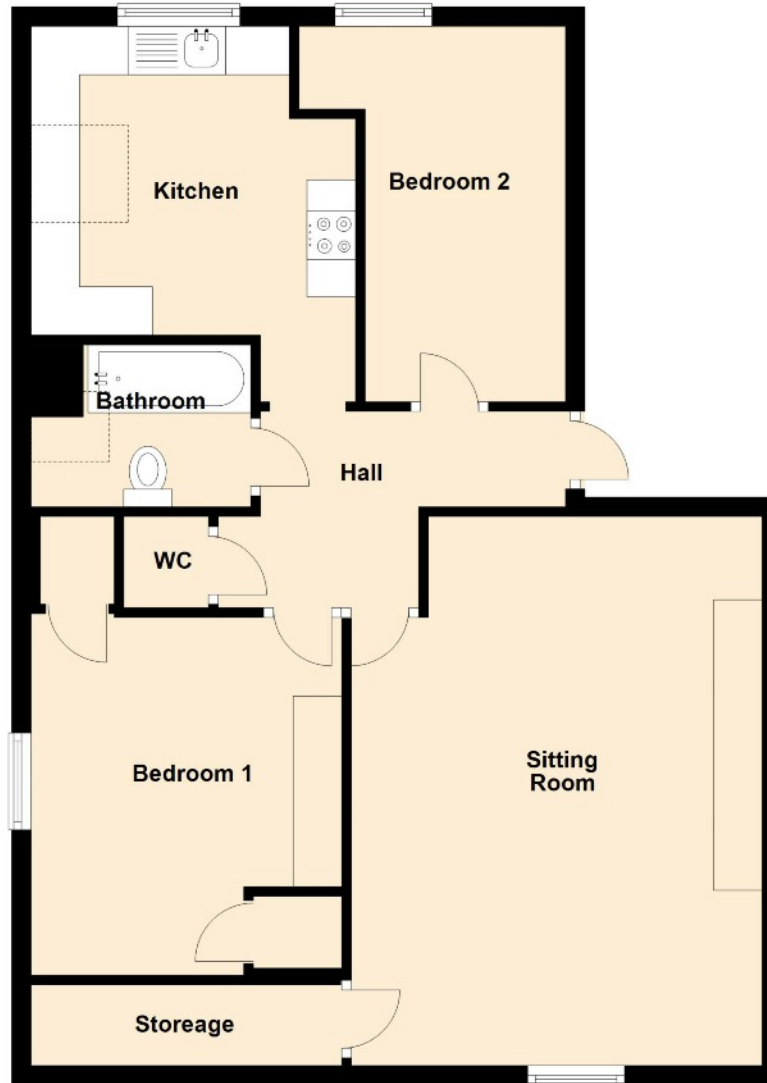
Situation

The property is found on the Northerley fringe of Cathedral City of Salisbury yet is within a short level walk of the City Centre. Situated at the confluence of four rivers, Salisbury is the only city within the county of Wiltshire and is steeped in history and culture. Further benefits include a good range of amenities, an excellent range of schooling and further education, sports and leisure facilities to suit most needs and a railway station with a direct line to London Waterloo



Second Floor

Approx. 74.1 sq. metres (797.5 sq. feet)



Total area: approx. 74.1 sq. metres (797.5 sq. feet)

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in March 2024.



Outside

There is an allocated numbered parking space and communal landscaped gardens to the rear.

Lease:

999 years from 2017

Tenure:

Leasehold

Service Charge:

£50 per calendar month to cover the maintenance of the building, the garden, insurance and a miscellaneous fund for unforeseen expenses.

Services

All mains services are connected to the property.

Viewings

All viewings by appointment only through our Salisbury Residential Department 01722 424524.

Local Authority

Wiltshire Council 0300 456 0100

Council Tax

Council Tax Band to be confirmed.

