



29 Charter Court, Gigant Street, Salisbury, Wiltshire, SP1 2LH

£259,000 Leasehold

**A modern well presented maisonette with accommodation arranged over three floors situated in the heart of the city. The property benefits from double glazing, gas fired central heating, a covered allocated car parking space and is offered to the market with no onward chain.**

### **Directions**

From our office in Castle Street proceed towards the city centre, bearing left into Blue Boar Row. After the second set of traffic lights bear right into Brown Street before taking the first left at the traffic lights into Milford Street. Take the first right hand turn into Gigant Street and the property can be found after a short distance on the right hand side.

### **Description**

The property is a modern maisonette with accommodation arranged over three floors standing in a desirable city centre location. The property is presented in good order throughout and comprises on the ground floor an entrance hallway whilst on the first floor there is a large L-shaped sitting/dining room, a kitchen and a bathroom which has a white suite. On the second floor are two bedrooms with the main bedroom being a particularly spacious room and a large landing which would be suitable for a study area. The property benefits from timber framed double glazed windows, most of which are sash, gas fired central heating and a useful lockable storage area on the ground floor. In the development behind there is an allocated parking space within a covered car barn and there are also visitors spaces. The property is offered to the market with no onward chain and is currently let at a monthly income of £875, so would also make an ideal investment property. The property forms part of the popular Charter Court development which lies close to the city centre which has an excellent range of amenities including a mainline railway station serving London Waterloo.

### **House Specifics**

The accommodation is arranged as follows, all measurements being approximate:

Part glazed front door to:

#### **Entrance hallway**

Window to front, inset doormat, radiator, storage cupboard with electric fuse box and meter, stairs.

#### **First floor - landing**

Radiator, stairs.

#### **Sitting/dining room 18'1" x 17'7" (5.53m x 5.38m )**

(maximum measurements due to L-shaped room) Two windows to front, window to rear, three double radiators, TV point, telephone point, wall mounted thermostat control for central heating system. Through to:

#### **Kitchen 10'5" x 7'10" (3.20m x 2.40m)**

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, stainless steel sink and drainer with mixer tap under window to rear, integrated electric oven with four ring gas hob and extractor over, space for fridge/freezer, integrated Bosch washing machine, wall mounted gas boiler, inset spotlights, wood laminate floor.

#### **Bathroom**

Fitted with a white suite comprising low level WC, pedestal wash-hand basin, timber panelled bath with shower and shower screen, heated towel rail, fully tiled walls, extractor fan, inset spotlights, striplight and shaver point, obscure glazed window to rear.

#### **Second floor - landing/study area**

Window to rear, radiator, telephone point, access to loft.

#### **Bedroom one 18'1" x 15'6" (5.53m x 4.74m)**

(maximum measurements due to L-shaped room with sloping ceilings) Window to front, Velux window to rear, two radiators, TV point, telephone point.

#### **Bedroom two 9'5" x 8'7" (2.89m x 2.64m)**

Window to front, double radiator, TV point.

#### **Outside**

There is a lockable storage area whilst behind the property there is a communal parking area and the property enjoys use of an allocated covered parking space within the car barn being the fourth one on the right hand side. There are also visitors spaces.

#### **Services**

Mains gas, water, electricity and drainage are connected to the property.

#### **Tenure**

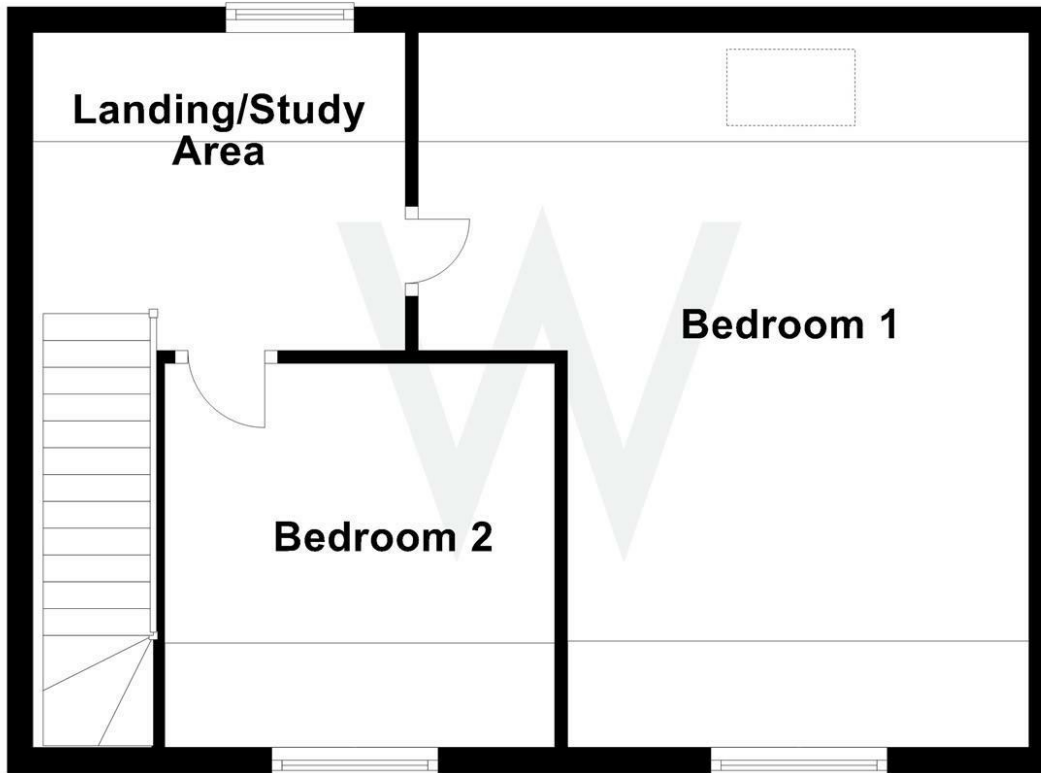
Leasehold. 999 years from 2001. Service charge is £1327.36 per annum. There is a ground rent of £35 per annum.

#### **Outgoings**

The Council Tax Band is 'D' and the payment for the year 2022/2023 payable to Wiltshire Council is £2,191.82.

## Second Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		68	75

England & Wales EU Directive 2002/91/EC

**WHITES**  
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