4, The Mount, 19-21 Elm Grove Road, Salisbury, Wiltshire, SP1 1JW

Guide Price £250,000 Leasehold - Share of Freehold

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Description
An upper ground floor apartment in this wonderful building which is full of character with the main rooms being double aspect giving terrific natural light and the high ceilings adding to the feeling of space. The sitting room is very spacious and has a fireplace with coal effect gas fire and a large bay window to the front elevation whilst throughout the apartment there are high ceilings, ceiling cornices and picture rails. Heating is via electric radiators. There are well stocked communal gardens to all sides and this apartment has it's own parking space and detached garage. There is a further communal visitors parking space. This is a large flat and was originally two bedrooms. The kitchen was then altered to include the second bedroom but this could easily be reinstated.
The Mount lies just outside the ring road and offers easy walking into the city centre with all it's facilities. There is a useful Co-op convenience store within a stone's throw.

Communal
Entrance intercom system, post box, private door to number 4.

Entrance Hall
Built in bookshelves, deep storage cupboard, double airing cupboard with lagged hot water tank and immersion heater, double wardrobe.

Sitting Room
Large bay window, cast iron fireplace with coal effect gas fire, wooden surround and slate hearth.

Kitchen/Dining Room
Double aspect room with recess for gas range cooker with tiled splashback. Granite work surface with upstand and inset single bowl, base and wall mounted cupboards. Entrance intercom.

Bedroom
Double aspect room.

Bathroom
Panel bath, thermostatic mixer shower with rainfall head, glass screen, high level wc, habd basin, extractor fan, tiled walls.

Outside
To the front and sides of the property there are landscaped communal gardens which are available for use by all residents. There is an off-road parking space to the front of the property within the gravelled driveway together with a visitors' parking space (last on the right) which is used on a first-come, first-served basis.

Garage
With access from Elm Grove Road.

Tenure
The Mount consists of 8 apartments who themselves own the freehold. Number 4 has a share of the freehold together with a lease for a term of 125 years from ..... The current service charge is £2,200 per annum (paid half-yearly) which includes the maintenance of the building and gardening.

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

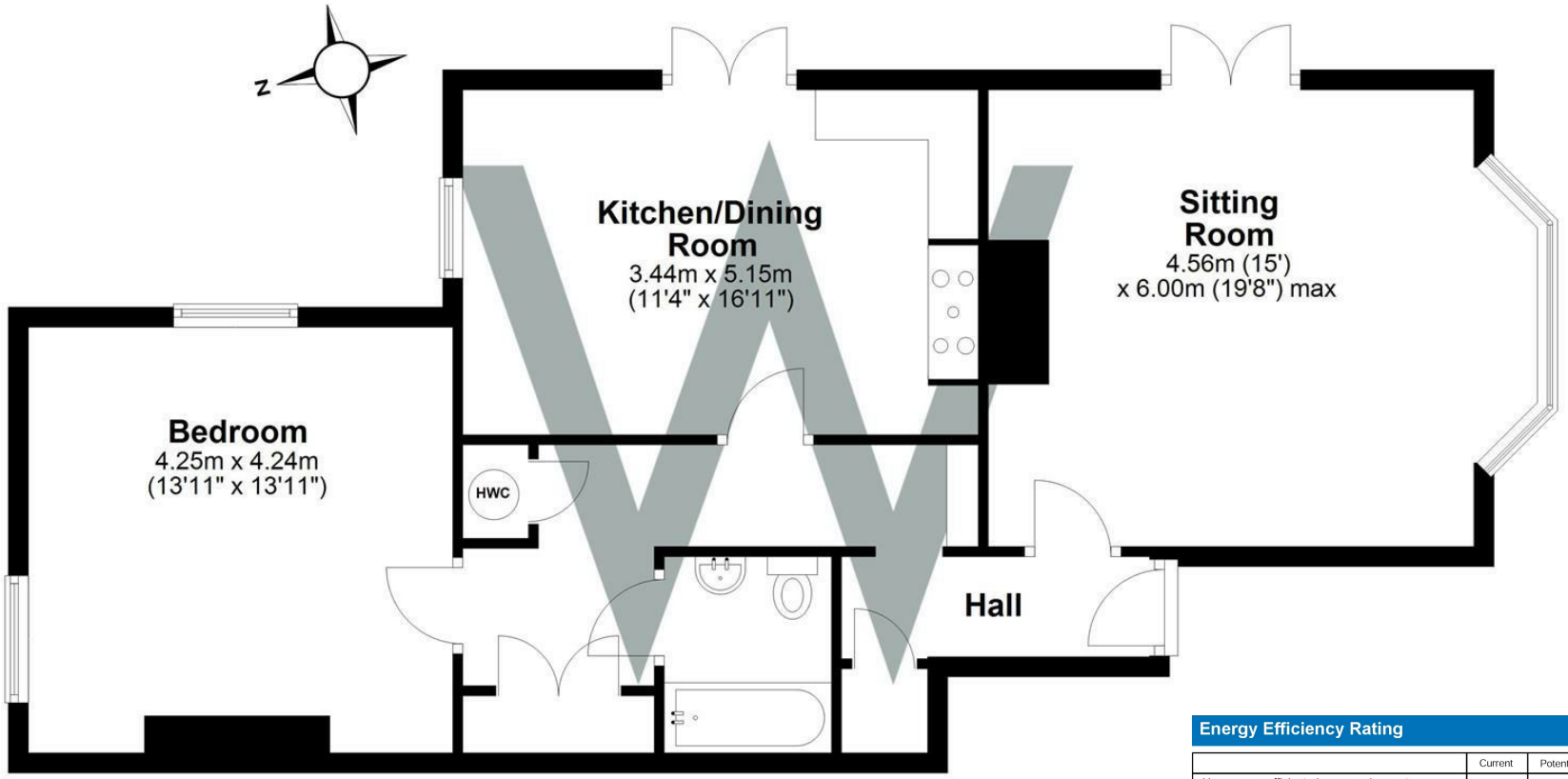
Outgoings
The Council Tax Band is D and the payment for the year 2024/2025 payable to Wiltshire Council is £2525.94

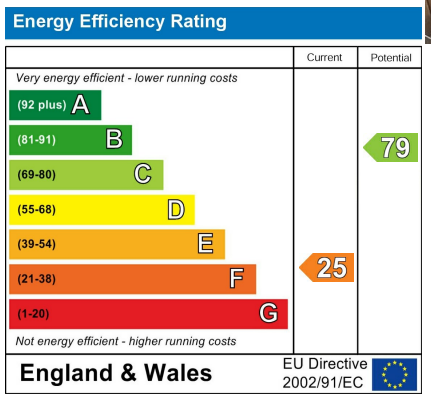
Directions
From our office in Salisbury proceed towards the city centre, bearing left into Blue Boar Row. Bear right into Brown Street before turning left at the traffic lights into Milford Street. At the next set of traffic lights, underneath the flyover, turn left into Rampart Road and proceed along this road. After bearing right, take the first right into Elm Grove Road, proceeding to the top of the hill. The Mount can be found on the left hand side.

WHAT3WORDS
What3Words reference is: ///larger.spin.spin

Upper Ground Floor

Approx. 77.0 sq. metres (829.2 sq. feet)





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