



Flat 4, 61 St. Marks Road, Salisbury, Wiltshire, SP1 3AY

£155,000 Leasehold

## **A second (top) floor one bedroom apartment offering superb southerly city views and offered with no onward chain.**

### **Description**

The property is a top floor flat forming part of a conversion of this attractive Victorian house which is situated in one of the prime residential roads within walking distance of the city centre. A particular feature of the property are the commanding southerly views across the city towards the cathedral spire and further benefits include the use of a communal garden area and off road parking for one vehicle. The accommodation includes a communal and private entrance hallway, an open plan sitting room with a kitchen area, a double bedroom with built in cupboards and a shower room which has a white suite. There is electric heating and PVCu double glazing and the property is offered to the market with no onward chain. St Marks road is in a sought after area near to Wyndham Park and is within walking distance of the city centre.

### **Property Specifics**

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

#### **Communal entrance hall**

Front door and stairs to second floor, private front door to;

#### **Entrance hall**

Doors to all rooms.

#### **Sitting room with kitchen area 16'1" x 11'7" max (4.91m x 3.54m max)**

Dormer window to rear with far reaching views towards the city centre and cathedral spire, wall mounted electric heater, loft access, TV point.

KITCHEN AREA: Fitted with base and wall units with work surfaces over and tiled splashbacks, integrated Bosch electric oven, space for fridge and freezer, sink and drainer.

#### **Bedroom 16'1" max in to wardrobe x 8'8" (4.91m max in to wardrobe x 2.65m)**

Window to front, wall mounted electric heater, airing cupboard housing factory insulated hot water tank and immersion, built in cupboards.

#### **Bathroom**

Fitted with a suite comprising shower cubicle with Triton shower, wash hand basin with cupboard under, low level WC, fully tiled walls and floor, obscure glazed window to side.

### **Outside**

A driveway to the side of the property leads to the rear and there is a parking space on the left hand side opposite a grassed communal garden.

### **Services**

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

### **Outgoings**

The Council Tax Band is ' B ' and the payment for the year 2024/2025 payable to Wiltshire Council is £1964.62.

### **Tenure**

150 years remaining on the lease term. Service charge for 2024 £1573.36 and ground rent is £120 p.a.

### **Directions**

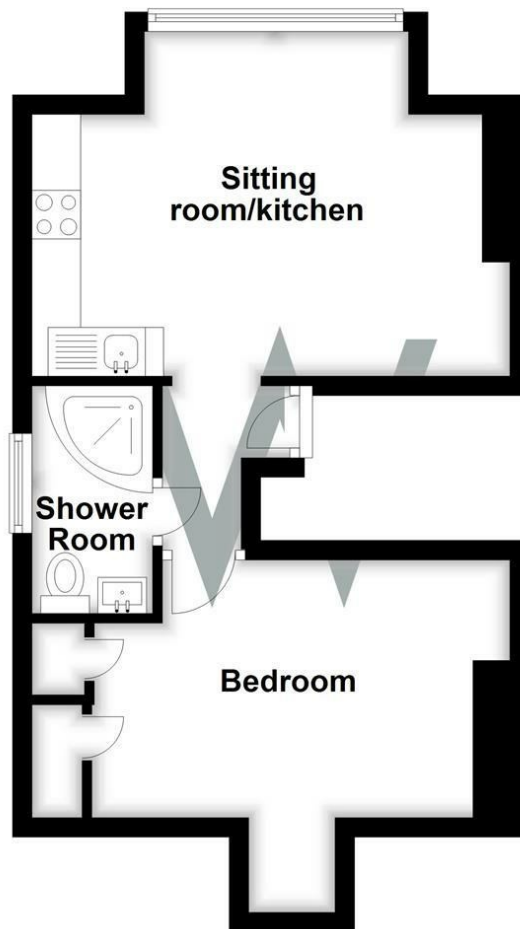
From our offices in Castle Street proceed away from the city centre and after the mini roundabout turn right in to Wyndham Road bearing right at the top in to Queens Road. Follow the road around to the left in to St Marks Road and the property can be found after a short distance on the right hand side.

### **WHAT3WORDS**

What3Words reference is: [///lower.casino.shapes](#)

# Floor Plan

Approx. 33.9 sq. metres (364.5 sq. feet)



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>74</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>40</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |



**WHITES**  
Castle Chambers, 47 Castle Street,  
Salisbury, Wiltshire, SP1 3SP  
01722 336422  
[www.hwwhite.co.uk](http://www.hwwhite.co.uk)  
[residential-sales@hwwhite.co.uk](mailto:residential-sales@hwwhite.co.uk)

