



12 St Anns Court, Friary Lane, Salisbury, Wiltshire, SP1 2HB

£175,000 Leasehold - Share of Freehold

A well presented purpose built top floor flat close to the city centre with parking and cathedral views.

Description

The property is a top (second) floor flat in a purpose built block which lies within close proximity to the city centre. The accommodation consists of a communal entrance hallway which also access the secure communal gardens to the rear and is secured by an intercom system. There is an entrance hall, two double bedrooms with the main bedroom having fitted wardrobes and a shower room. The sitting room and kitchen/breakfast room both have superb views of the cathedral and there is an excellent range of kitchen units with some integrated appliances,. Benefits include PVCu double glazing and electric heating and the present owner has replaced carpets and had the property professionally redecorated. There are ample parking spaces for the residents and visitors and a delightful communal garden which has lawn and flower/shrub beds.

Property Specifics

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

Communal entrance hall

Entrance intercom phone, stairs to second floor.

Entrance hall

Entrance intercom phone, cupboard housing electric fusebox, electric heater.

Sitting room 14'9" x 11'2" (4.51m x 3.42m)

Window to rear with cathedral views, electric heater, space for table/chairs, internet point, glazed door to;

Kitchen/breakfast room 12'0" x 8'1" (3.67m x 2.47m)

Fitted with an excellent range of base and wall units with timber work surfaces over, sink and drainer, integrated electric oven, four ring hob and fridge/freezer, space/plumbing for washing machine, breakfast bar with seating area and view of cathedral spire, electric heater, inset spotlights, tiled floor.

Bedroom one 11'2" x 11'0" (3.42m x 3.37m)

Window to front, electric heater, fitted wardrobes.

Bedroom two 11'0" x 8'1" (3.37m x 2.47m)

Window to front, electric heater.

Shower room

Fitted with a white suite comprising shower cubicle, low level WC, wash hand basin, part tiled walls, tiled floor, cupboard with shelving.

Outside

The property sits in its own grounds behind a low brick wall with mature shrubs to the front, leading to a communal parking area for residents and visitors with the bin store to side. To the rear is a lovely garden laid to lawn with extensive flowerbeds, shrubs and trees.

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 £1688.95.

Tenure

Leasehold with a share of the freehold. 998 years remaining of a 999 year lease. There is a monthly service charge of £75 per month.

Directions

On foot, proceed south from our offices in Castle Street bearing left into Blue Boar Row and then right into Brown Street. Where the road bears sharp right, proceed straight over into Friary Lane where St Ann's Court will be seen on the right hand side.

Agents notes

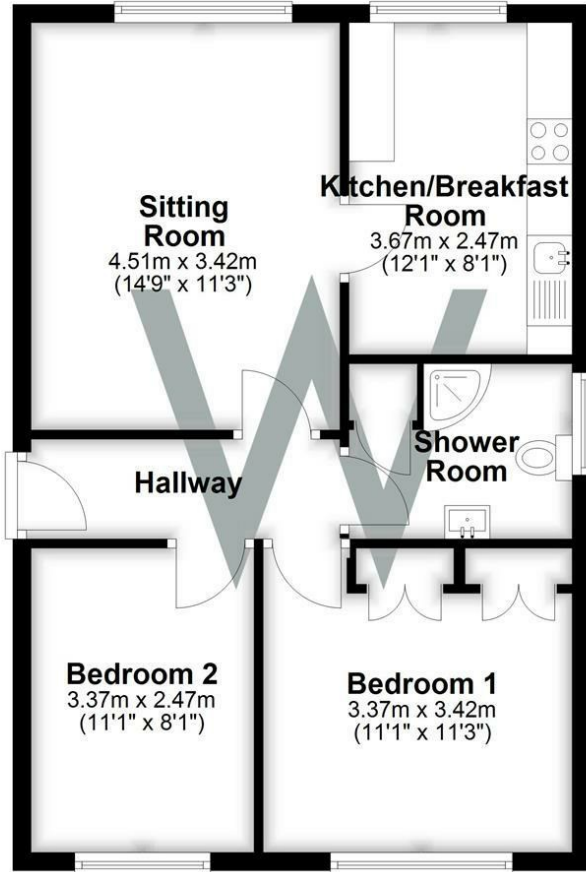
No pets are allowed.

WHAT3WORDS

What3Words reference is: ///glad.give.rises.

Floor Plan

Approx. 55.0 sq. metres (592.0 sq. feet)



Total area: approx. 55.0 sq. metres (592.0 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	72
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	54
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



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