



17 St. Edmunds Church Street, Salisbury, Wiltshire, SP1 1EF

£185,000 Leasehold

Two bedroom ground floor flat in the City Centre and within easy reach of all amenities.

Description

The property is a modern two bedroom ground floor flat which is offered to the market with no onward chain. The accommodation comprises a communal entrance hallway with a telephone intercom entry system. There is a private hallway with a useful double storage cupboard and a sitting room, kitchen, two bedrooms and a shower room. Benefits include PVCu double glazing and gas fired central heating via combi boiler. The property is situated in the heart of the city centre within easy reach of all the amenities and the property would be an ideal property for a young professional couple or those seeking an investment property for rental which could achieve up to £1,000 per calendar month.

Communal entrance hall

Doors to all flats.

Entrance hall

Large double coats cupboard, airing cupboard, entry intercom phone.

Sitting room

Window to rear elevation, radiator.

Kitchen

Double aspect room, range of work surfaces with base and wall mounted cupboards and drawers, one and a half bowl single drainer stainless steel sink unit, space and plumbing for washing machine, tumble dryer and fridge/freezer, four ring gas hob with extractor hood above and electric under oven, Worcester gas fired combi boiler for heating and hot water.

Bedroom one

Radiator.

Bedroom 2

Radiator.

Shower room

Full height walk in shower, low level wc and wash hand basin. Radiator, part tiled walls.

Outside

Communal bin store. Parking is by residents permits (Salisbury City Zone E).

Services

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

Outgoings

The Council Tax Band is ' C ' and the payment for the year 2024/2025 payable to Wiltshire Council is £2245.28.

Tenure

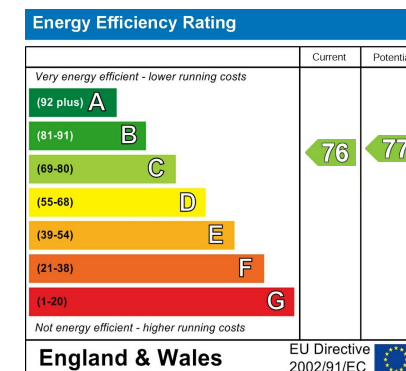
999 year lease with approximately 999 years remaining. Service charge £1103.25 per annum, ground rent £2.00per annum

Directions

From our offices in Castle Street proceed south and bear left into Blue Boar Row. Bear left into Winchester Street and take the first left into St Edmunds Church Street.

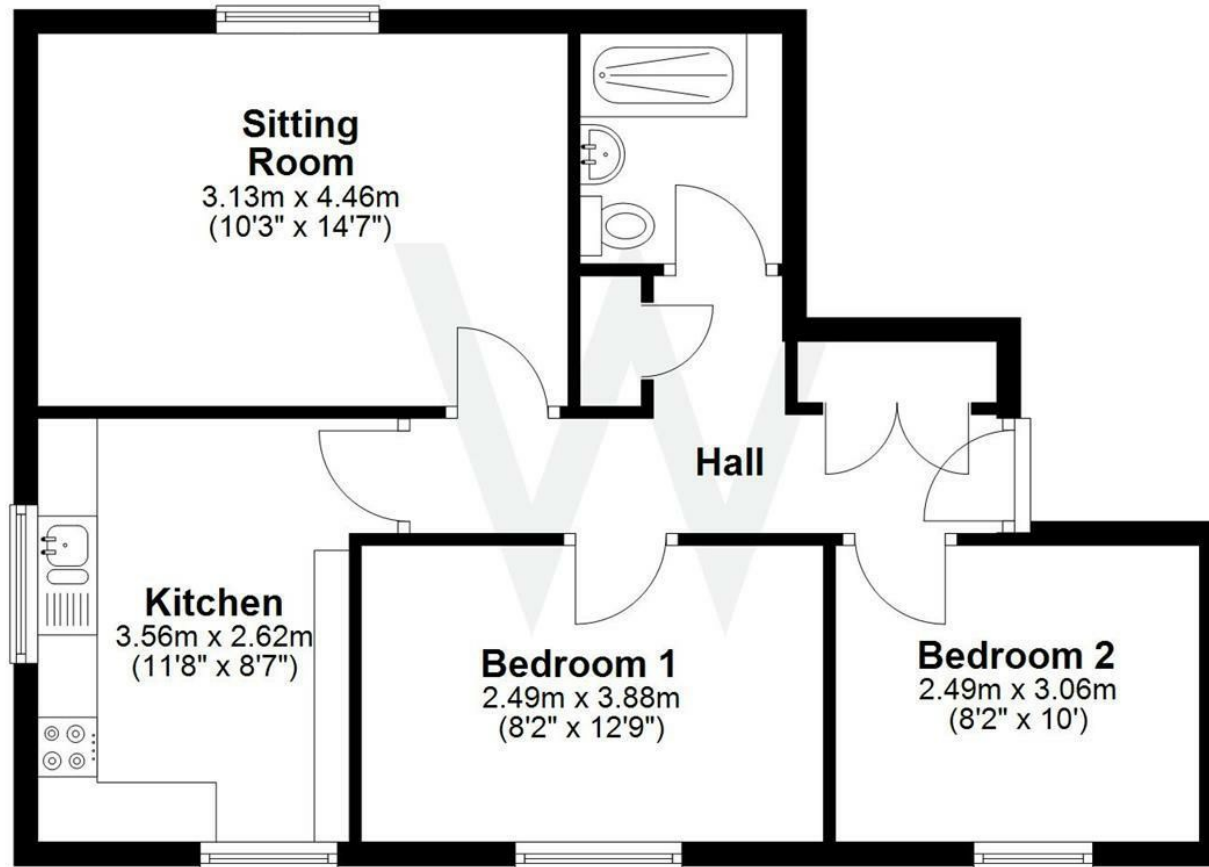
WHAT3WORDS

What3Words reference is: ///melon.store.entry



Ground Floor

Approx. 54.3 sq. metres (584.6 sq. feet)



Total area: approx. 54.3 sq. metres (584.6 sq. feet)

WHITES

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