



3 Church Court, 22 Crow Lane, Wilton, Salisbury, Wiltshire, SP2 0HB    £245,000 Leasehold - Share of Freehold



## **A two bedroom first floor apartment with communal garden and parking space. No chain.**

### **Description**

Church Court is an interesting and impressive building which started life as a chapel and has now been converted into four spacious apartments. The property is situated on the first floor and is very nicely presented and offered to the market with no onward chain. The accommodation comprises a communal entrance with an entrance intercom system and the private entrance hallway accesses the useful loft area. There is an L-shaped sitting/dining room which has a double aspect and the well fitted kitchen has an integrated oven and hob. There are two double bedrooms together with a bathroom which has a white four-piece suite. All the rooms enjoy high ceilings and feature Gothic windows whilst further benefits include gas fired central heating and vacant possession. In front of Church Court is a car parking area where there is an allocated space for one car to the side of which is a pleasant communal enclosed garden area (shared by the other three flats). Church Court lies centrally within this popular town and there are a good range of amenities together with a regular bus service into Salisbury.

### **Communal Entrance Hall**

Communal entrance door and entrance intercom system. Stairs to first floor. Private front door to:

### **Entrance Hall**

Airing cupboard housing hot water cylinder and immersion with shelving, high level cupboard housing fuse box and meters, access to loft area, telephone point, entrance intercom phone.

### **Sitting/Dining Room 21'5" 16'5"both max as l-shaped room (6.54m 5.02mboth max as l-shaped room)**

Dual aspect with two windows to front and window to side, TV point, radiator, serving hatch to kitchen, wall mounted thermostat for central heating system, space for table and chairs.

### **Kitchen 11'1" x 8'0" (3.38m x 2.45m)**

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, integrated electric oven with four ring hob and extractor over, space for fridge/freezer, space and plumbing for washing machine, circular bowl sink and drainer with mixer tap, window to side, radiator, wall mounted gas boiler.

### **Bedroom One 11'6" x 11'3" (3.51m x 3.45m)**

Window to side, radiator.

### **Bedroom Two 11'3" x 11'0" (3.45m x 3.36m)**

Window to rear, radiator.

### **Bathroom**

Attractively fitted with a white suite comprising bath, shower cubicle, low level WC, wash-hand basin, heated towel rail/radiator.

### **Outside**

In front of Church Court there is a car park within which there is parking for the flat. A gate leads to a pleasant communal garden which is lawned with flower beds and a useful storage area.

### **Services**

Mains gas, 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 £1802.86.

### **Tenure**

Leasehold. The four flat owners share the freehold and the lease is for a term of 99 years from 1st January 1987. The service charge is currently £100 per month. The Ground Rent is £200 per annum paid half yearly.

### **Directions**

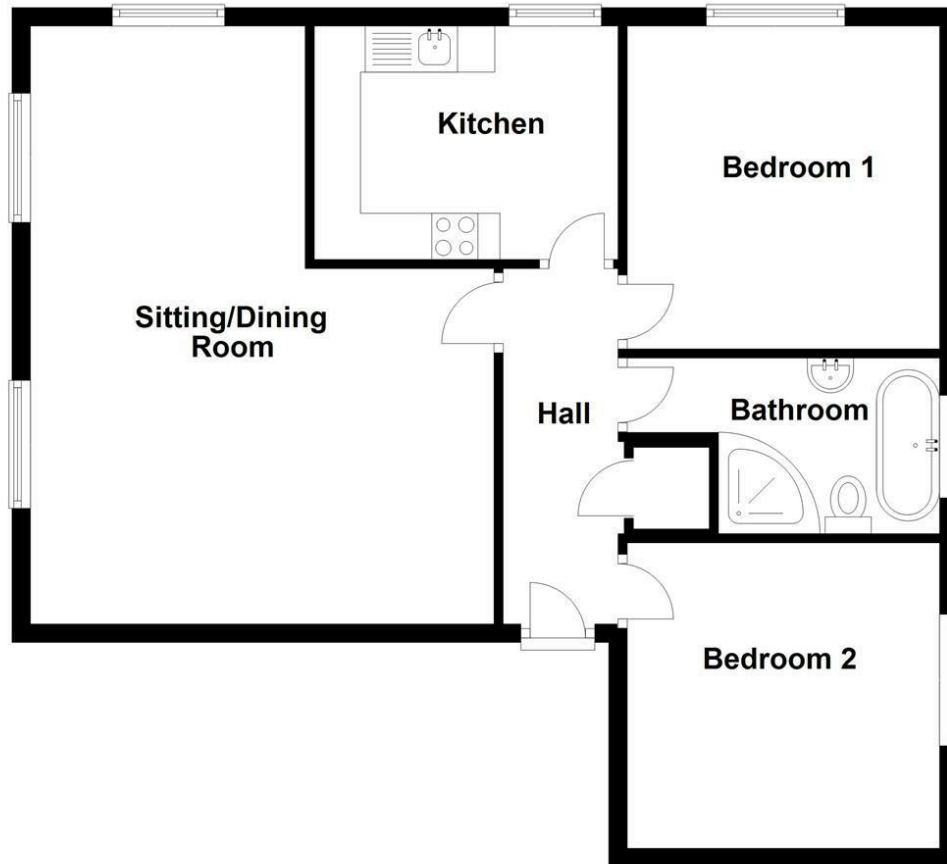
Leave Salisbury via the A36 and upon reaching Wilton turn left at the roundabout and continue into the town centre. At the traffic lights continue forwards into West Street before taking the first right hand turn into Crow Lane. Church Court can be found after approximately 50 yards on the left hand side.

### **WHAT3WORDS**

What3Words reference is: //basically.clouds.belonged

# Floor Plan

Approx. 72.1 sq. metres (775.9 sq. feet)



Total area: approx. 72.1 sq. metres (775.9 sq. feet)



**WHITES**  
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| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>77</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            | <b>57</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  |



