



5 Pilgrims Gate, Laverstock, Salisbury, Wiltshire, SP1 1AF

Guide Price £195,000 Leasehold

## About The Property

An exceptionally spacious first floor apartment offering light and bright accommodation, together with a balcony, two double bedrooms, bathroom, en-suite shower room and triple aspect living room/kitchen. All the windows are double glazed and there is underfloor heating throughout. A further benefit is the allocated car parking space and the property is offered with no chain.

Enter the building through a half-glazed front door into a spacious, communal entrance hall with stairs to first floor. A solid wooden door with spyhole gives access to a spacious hallway with double linen cupboard containing the lagged hot water tank for heating and hot water, as well as the consumer unit. There is also an entry intercom beside the front door. Proceed into the kitchen/living room which is triple aspect with double doors on to the balcony and three windows offering plenty of light and air. There is a living end with carpet whilst the dining/kitchen end has a vinyl floor. There is a range of work surfaces with base and wall mounted cupboards and drawers, space and plumbing for dishwasher/washing machine and/or tumble dryer, built-in oven with electric four ring hob and extractor hood over, one and a half bowl stainless steel sink unit with mixer tap over. The bathroom has a white suite with mixer tap and shower attachment on the bath, low level WC and wash hand basin, part-tiled walls and tiled floor, electric heated towel rail, shaver socket and extractor fan. Bedroom two is a good double, with telephone and TV points. Bedroom one has a telephone point, a TV point and built-in double wardrobe. The en-suite shower room has a white suite of shower cubicle with thermostatic mixer shower, low level WC and wash hand basin, extractor fan, strip light and shaver socket, tiled floor and part-tiled walls, electric heated towel rail. Outside, there is an allocated parking space, visitors parking and communal grounds.

The ground rent is £150 per year, service charge was £1,875.38 for 2024. The 125 year lease currently has 106 years left.



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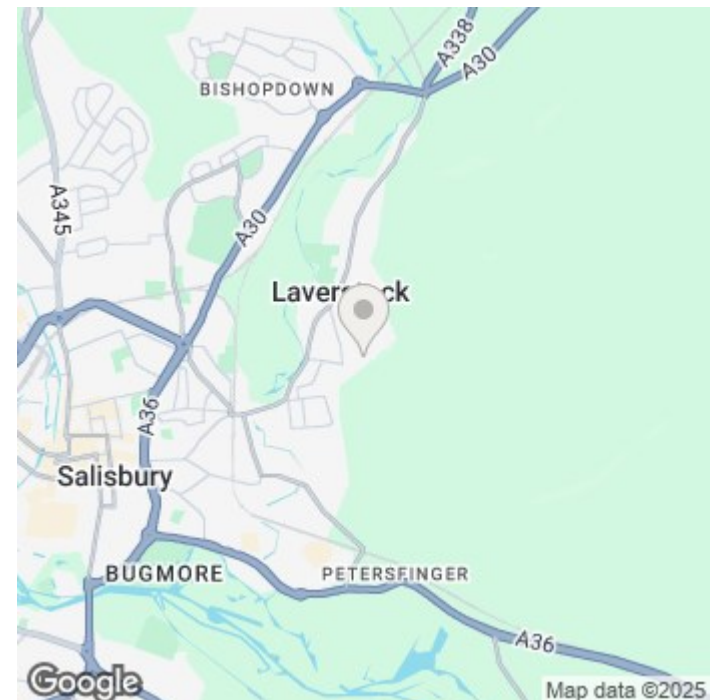


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678.13 sq ft

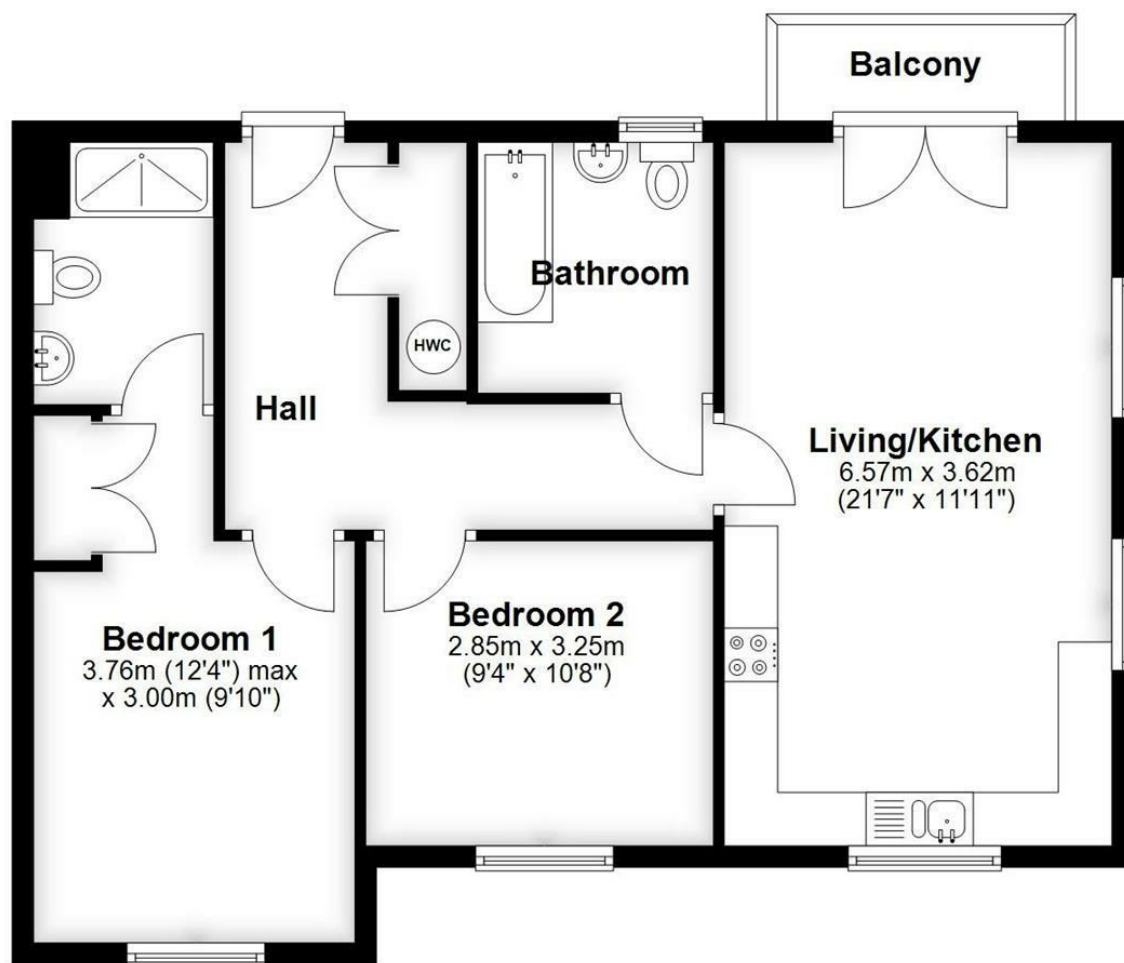
- Quiet Location
- First Floor Apartment
- Two Double Bedrooms
- Bathroom and Shower Room
- Underfloor heating
- Light and Airy
- Balcony
- Parking Space





## Floor Plan

Approx. 68.9 sq. metres (741.8 sq. feet)



Total area: approx. 68.9 sq. metres (741.8 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2,093.70 (2025/2026)

Tenure: Leasehold

Services: Mains gas, electricity, water, sewerage.

Heating: Underfloor electric heating

Directions: From our offices in Castle Street proceed north to the ring road turning right at the roundabout. At the next roundabout proceed over into Wain-a-long Road. At the T-junction turn right and immediately left at the roundabout under the railway arch into Laverstock Road. Take the third right into The Avenue and continue along this road bearing left into Duck Lane. Turn first right into Down View Road and at the T-junction turn right into Hill Road. At the next junction turn right into Pilgrims Road where Pilgrims Gate will be seen on the left hand side towards the end.

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