

Myddelton&Major

61b Devizes Road

SALISBURY



Newton Lodge

H



61b Devizes Road, Salisbury, Wiltshire, SP2 7LQ

- 50% Share of Freehold Apartment
- Convenient City Centre Location
- Private Access
- Allocated Off-Road Parking
- Close to Train Station
- Entire First Floor & Loft
- Three Double Bedrooms
- Ideal as a Pied-a-Terre
- Perfect First Property
- 1,204 sq.ft (excluding loft)

The Property

61b Devizes Road is a generously sized apartment, primarily set over the first floor of a period property that had been converted into two dwellings by reputable building firm Mouldings in the 80's.

The property is privately accessed via a porch/conservatory on the ground floor, with a hallway and stairs to the first floor beyond. The property comprises an 18ft galley kitchen, spacious sitting room with a south facing window providing an abundance of natural light, three large double bedrooms and the bathroom. Due to the larger than average size of the bedrooms the accommodation offers flexibility in it's arrangement, as any of the bedrooms could quite comfortably be used as a reception room if required.

A generously sized city centre apartment, with three double bedrooms, a separate kitchen and sitting room and allocated off road parking

Tenure: 50% Share of Freehold Size: 1,204 ft² EPC Rating: D (55) Council Tax Band: B



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Services - All mains services are available. Ofcom suggests broadband speeds of up to 1000Mbps and all major mobile networks should have full connectivity.

Train Station 0.5 Miles • Cathedral 0.8 Miles • Market Square 0.7 Miles • Waitrose 0.5 Miles

Lease Term - 175 Years from 2016

Ground Rent - £50.00 p/a

Service Charge - 50% share of maintenance costs, paid on an ad hoc basis

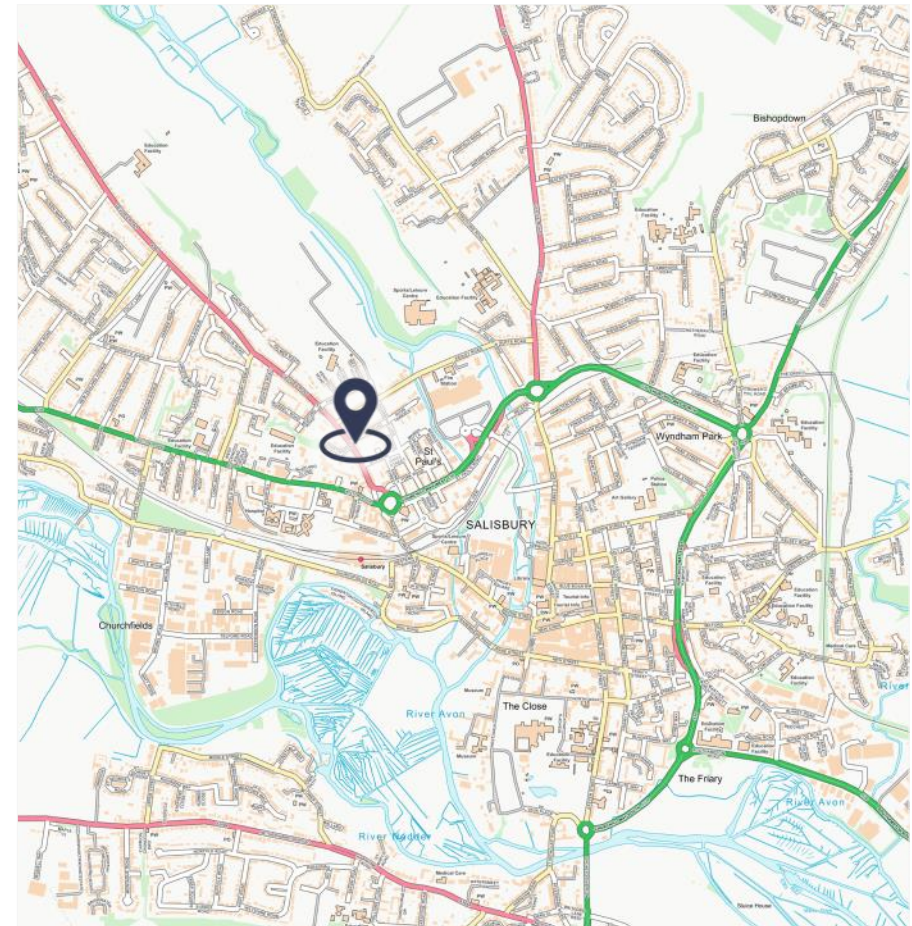


Outside

Externally, there is a courtyard area surrounding the porch/conservatory for private use, and an allocated off-road parking space behind which is enough space for a shed.

Location

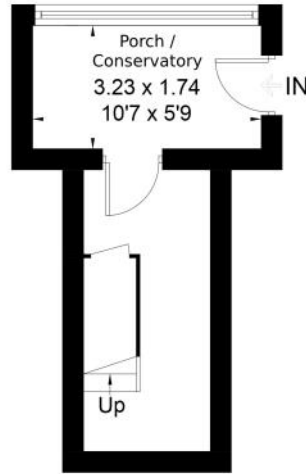
Devides Road is a traditional Victorian Street with plenty of character and community, whilst only a short distance away from the railway station. Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There is a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury has excellent road links to London and the West Country, Southampton and Bournemouth, and provides direct trains to London Waterloo, Bristol and Bath from Salisbury mainline railway station.



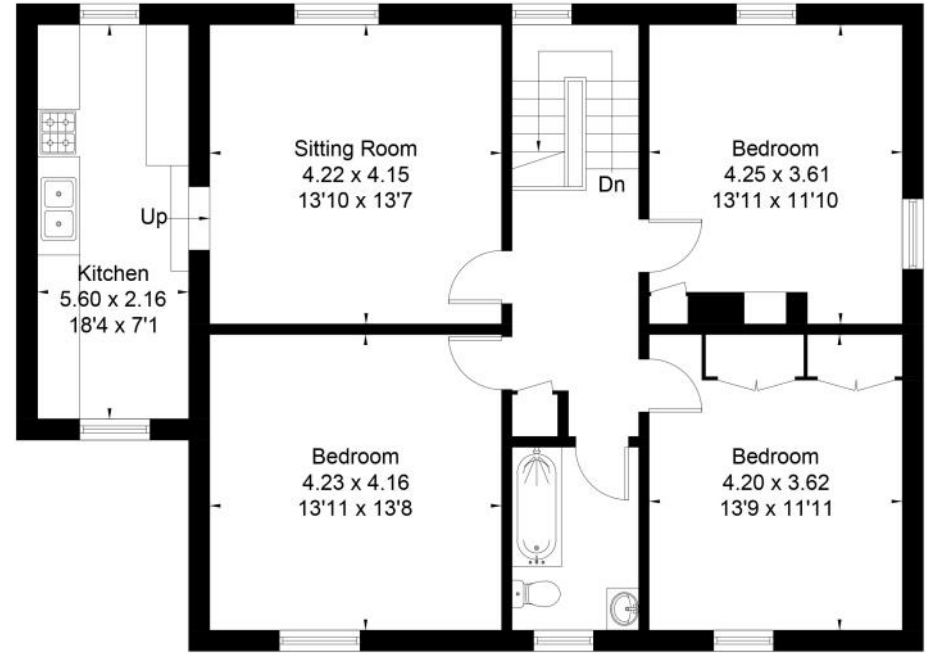




Approximate Area = 111.9 sq m / 1204 sq ft



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) fourwalls-group.com 320897

Disclaimer Notice

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