

Myddelton&Major

29 Loder Lane
WILTON





29 Loder Lane, Wilton, Salisbury, SP2 0FT

- First Floor Flat
- 2 Double Bedrooms
- 1 Ensuite, 1 Bathroom
- Popular Location
- Immaculately Presented
- Fast Broadband Speed
- Close to Amenities
- 2 Parking Spaces

The Property

Loder Lane forms part of a modern development built in 2015 by the highly regarded Redrow Homes on the former Wilton land Command site. 29 Loder Lane is an immaculately presented first floor flat found at the end of the lane surrounded by green views.

There is a communal entrance found at the rear of the building, giving access to the flats. The private front door of 29 Loder Lane opens into a hallway with ample storage with two full cupboards. Off of the hallway are the two bedrooms, the well appointed family bathroom and a spacious kitchen/living room. Both bedrooms have built in wardrobes, with lovely green views and the main bedroom benefits from a well appointed en suit shower room with heated towel rail.

The Kitchen/Living Room has a wonderful light and fresh feel with windows on all three sides and ample space for dining and seating areas. The kitchen has been recently refurbished with gas hob and extractor fan, integrated electric oven, hidden washer/drier and below counter storage. The entirety of the flat has undergone comprehensive refurbishment ready for any buyer to move straight in!

Lease Term - 125 years from 1 January 2015

Ground Rent - Two six monthly payments of £125.00

Service Charge - Two six monthly payments of £450.00 in house by Rights to Manage Co.

An immaculately presented first floor flat with two double bedrooms and two bathrooms, set on the ever popular Wilton Hill.

Tenure: Leasehold

Size: 657 ft²

EPC Rating: B (84)

Council Tax Band: B



2



1



2



2

Services - All mains services are available. Ofcom suggests broadband speed of up to 1000Mbps and that all major mobile networks are available.

Wilton Market Place 0.7 Miles • A303 6.7 Miles • Salisbury Market Square 3.3 Miles • Train Station 3 Miles

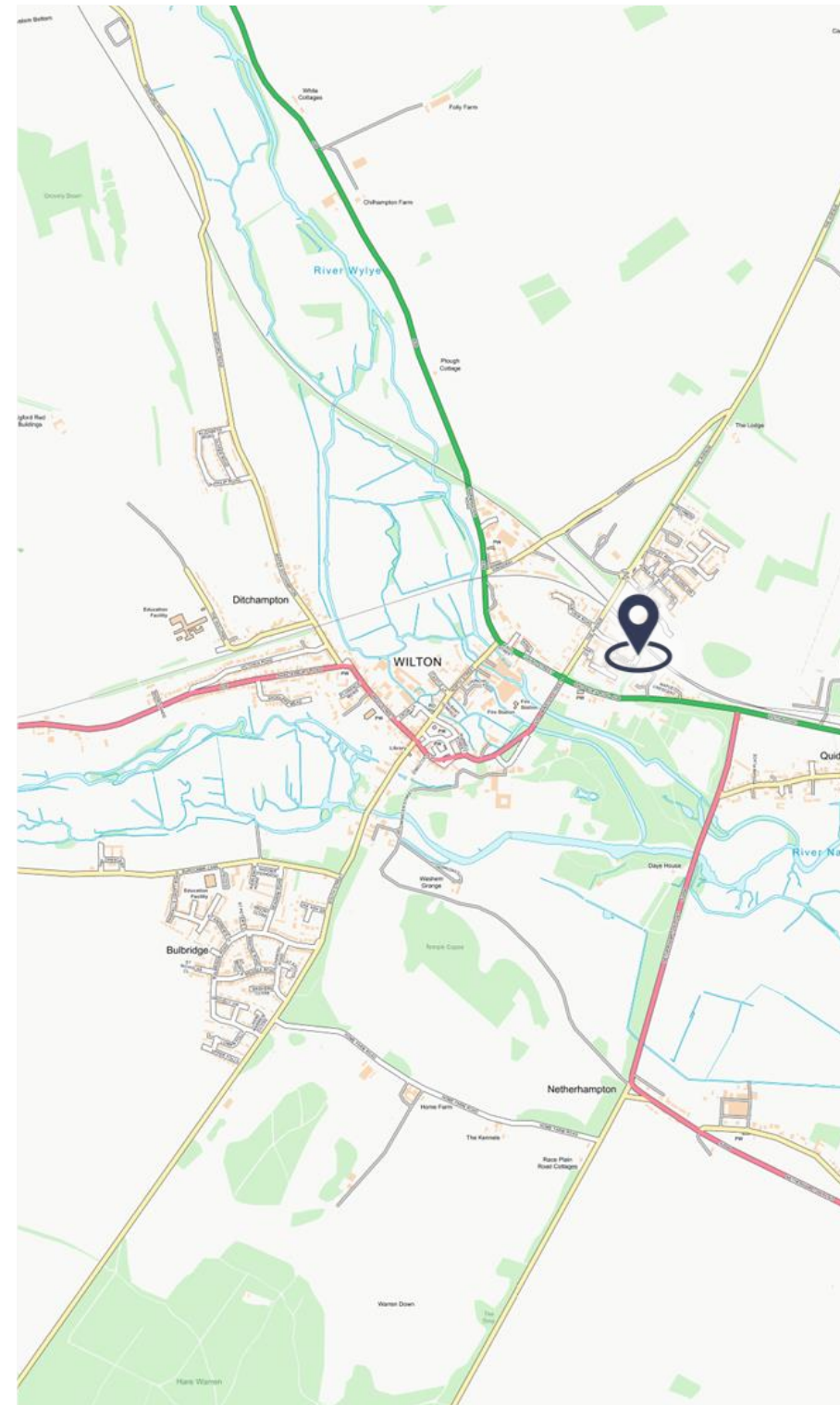


Outside

There are lovely communal grounds which have been well maintained including a courtyard area, some space laid to lawn, flower beds and washing lines. Towards the rear of the property you will also find a well built bike store. And as a bonus to 29 Loder Lane, there are two allocated parking spaces found at the front and left of the property.

Location

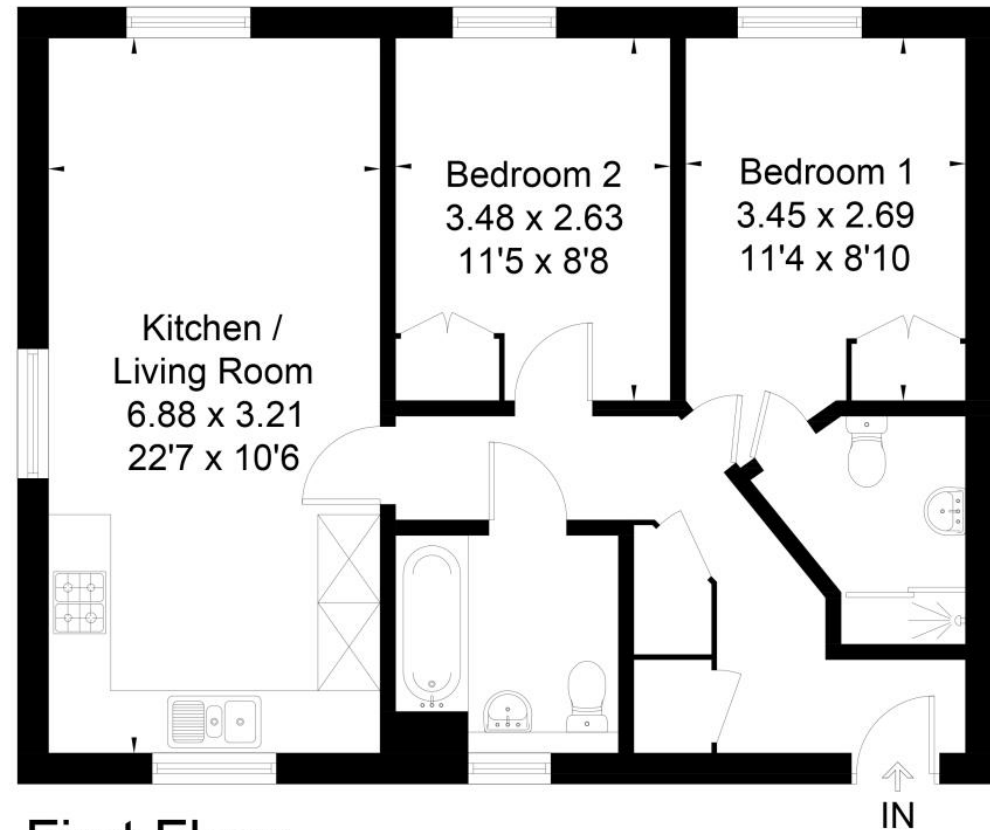
Loder Lane is a no through road located on the ever popular Wilton Hill, situated on the northern edge of Wilton, within easy reach of its excellent range of local amenities including three public houses, a hotel with restaurant, an impressive Italianate church, bakers, two doctors surgeries, osteopath, butchers, dentist and two convenience stores, one with a post office. The town also has a weekly market along with a very good bus service (including a park and ride site which is very close to Wilton Hill) linking it to the cathedral city of Salisbury, where a more comprehensive range of amenities are available — shopping, leisure, cultural and educational, along with a charter market, well thought of Playhouse and mainline station with trains to London Waterloo (journey time approximately 90 minutes).





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Floor Area = 61.0 sq m / 657 sq ft



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #73591

Disclaimer Notice

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