

Myddelton&Major

10 Charter Court, Salisbury





10 Charter Court, Salisbury, SP1 2LH

- Central Location
- Under Cover Parking
- Holiday Let Potential
- Well Presented
- Visitor Parking
- Separate Studio
- No Onward Chain
- Furniture Available Separately
- Close to all Amenities
- Gas Fired Central Heating

A well presented first floor flat with allocated undercover parking and a separate self-contained studio within Salisbury City Centre

Tenure: Leasehold 985 yrs remaining Ground Rent: £35.00 Service Charge: £1781.54

Size: Flat 530 ft² / Studio 255 ft² EPC Rating: C (80) Council Tax Band: C (Business rates for the studio)



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Services - All mains services are connected. According to Ofcom, ultra fast broadband is available. Mobile coverage is likely with EE, Three and O2.

Train Station 0.7 Miles



Market Square 0.2 Miles



Hospital 1.7 Miles

The Property

This spacious one bedroom first floor apartment with separate Coach house studio, is located within the heart of Salisbury City centre. Just a short walk away from an abundance of shops, restaurants, bars and cafes. The former brewery was converted in 2001. The flat has been successfully used as a holiday let during the current ownership. There is undercover allocated parking and bike storage together with an attractively landscaped courtyard for the residents to the rear of the building. The leaseholder together own the freehold between them.

The Flat

The accommodation itself is well presented and briefly comprises of a good sized Double Bedroom, large Sitting / Dining room, modern Kitchen and Bathroom. And is double glazed and warmed by a gas fired central heating system.

The property is accessed via an entrance hallway within a gated area, offering a private and welcoming first impression. Internally, the entrance hallway leads to the well appointed bedroom with an attractive Oriel window to the front facing aspect. Moving A generously sized offering sitting/dining room space enjoys a rear facing aspect overlooking the attractive landscaped courtyard. The kitchen also to the rear enjoying the same outlook comprises a range of base units and matching eye level cabinets, integrated electric oven and hob with extractor hood, washing machine, inset one and a half bowl sink and drainer, there is also space for a fridge/freezer. The bathroom features tiled walls, heated towel rail, hand basin, low level WC and panel bath.



The Studio

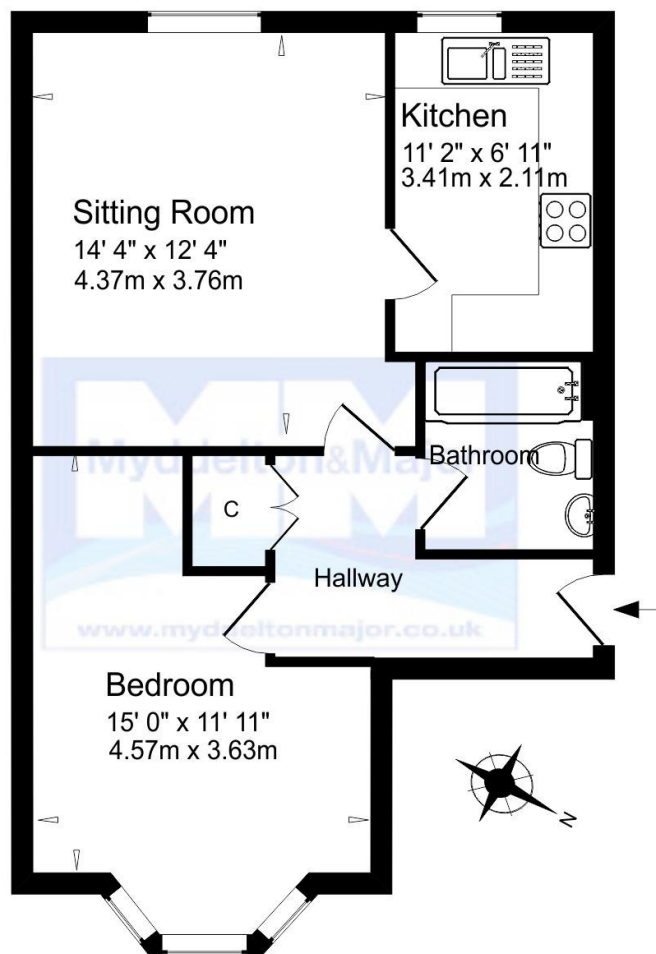
The Studio is located on the first floor and with two double-glazed sash windows to the front aspect and a large full height boarded loft space above with scope to convert (subject to relevant permissions) Wall mounted electric heater, cloakroom with hand basin and WC. Also there is a phone/broadband connection. Note this premises is subject to business rates, the currently owner pays Nil with small business rate relief.

Location

Charter Court is a modern and sought after development, set in a secluded and attractive mews. Located just off the residential Gigant Street which is part of Salisbury's Medieval Chequer system and is a short, level walk from all of the city's excellent range of facilities – shopping, leisure and cultural. The market square, which has a twice weekly charter market, lies at the end of Endless Street whilst Salisbury also has a mainline train station with trains to London Waterloo (journey time approximately 90 minutes).



The Flat



First Floor

Approximate Gross Internal Floor Area 530 Sq. Ft./ 49 Sq. M

Measurements quoted are to IPMS: Residential 2

Drawing Number : 164-0270

Disclaimer Notice

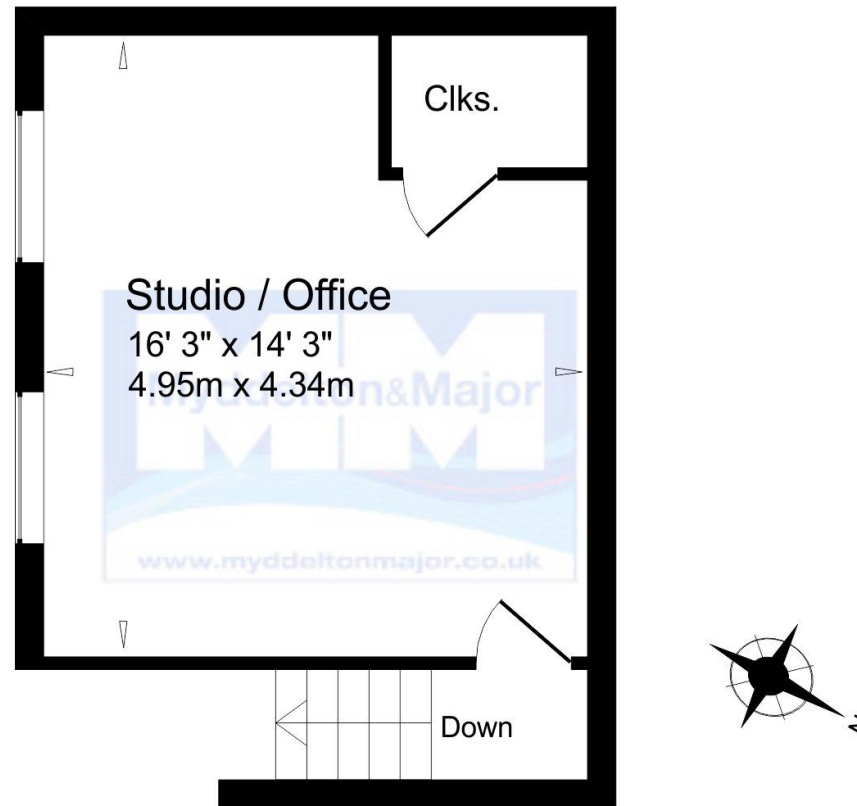
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49 High Street, Salisbury, Wiltshire SP1 2PD
01722 337 575 residential@myddeltonmajor.co.uk
www.myddeltonmajor.co.uk

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The Studio



First Floor

Approximate Gross Internal Floor Area 255 Sq. Ft./ 24 Sq. M

Measurements quoted are to IPMS: Residential 2

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and everything in between