

10 Charter Court
Salisbury

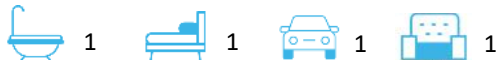




A one bedroom first floor flat with allocated undercover parking space and a separate studio within Salisbury city

10 Charter Court
Salisbury, SP1 2LH

Guide Price:
£245,000



- 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

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 site was re-developed 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 leaseholders together own the freehold between them.

The Property

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. 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, washer dryer, 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 with mains shower above.

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

Lease Information - 985 years remaining, Grund Rent £35.00, Service Charge £1,781.54 for 2025

Tenure

Leasehold

EPC Rating

C (80)

Outgoings

Council Tax Band: C / Business Rates Flat 530 sqft / Studio 255 sqft for the Studio

Size





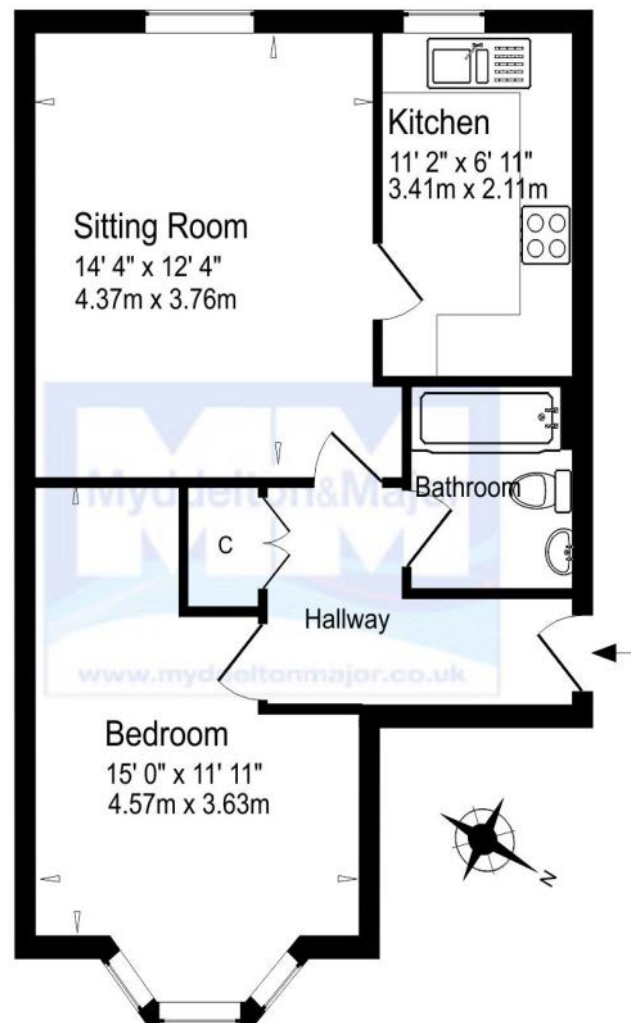
The Studio

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).



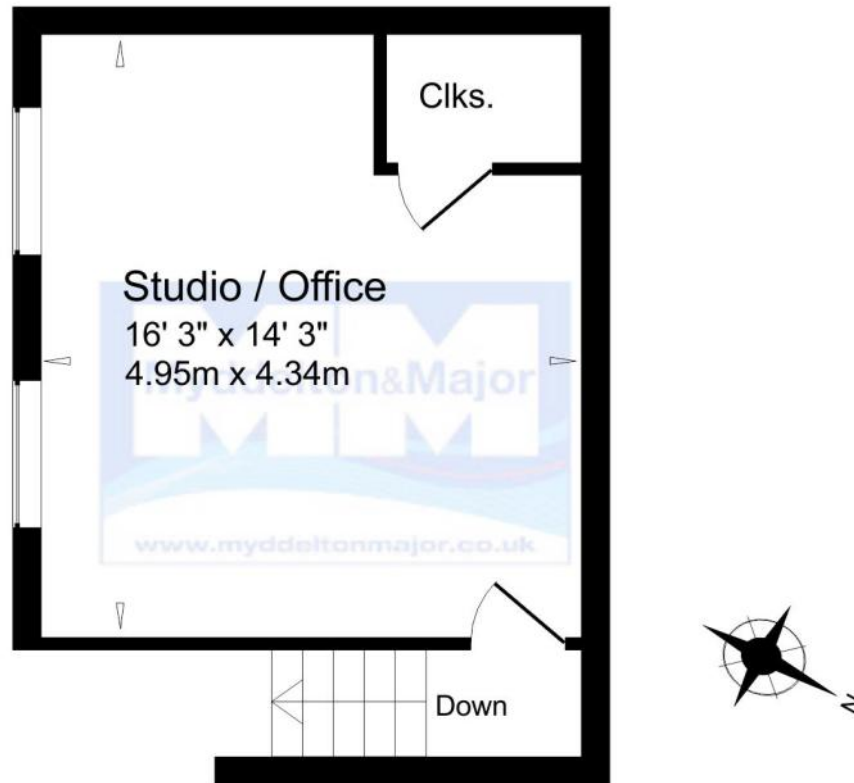


First Floor

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

Measurements quoted are to IPMS: Residential 2

Drawing Number : 164-0270



First Floor

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

Measurements quoted are to IPMS: Residential 2

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Drawing Number : 164-0270

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