



**Flat 2 Queens House, Fish Row
Salisbury, SP1 1AH**

£199,950 Leasehold

We are pleased to offer to market this stunning split level, 2nd floor, two-bedroom apartment set within this character building. Queens House was converted in 2016 into seven high specification luxury apartments which have been tastefully decorated to create a modern and luxurious feel set in the heart of Salisbury City Centre. The accommodation comprises of; entrance hallway with storage cupboard, lounge / dining / kitchen measuring 19'3" max x 16'0" max, two double bedrooms, master with en-suite and beautiful family bathroom. The building has the additional benefit of a lift and viewing is absolutely essential to appreciate everything this property has to offer, being sold with no forward chain. **Council Tax Band C. EPC Rating B.**

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Overview

- STUNNING SPLIT LEVEL APARTMENT
- LOUNGE / KITCHEN / DINER MEASURING 19'3 X 16'0 MAX
- LIFT FACILITY IN THE BLOCK
- TWO DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- HIGH SPEC FINISH
- NO FORWARD CHAIN
- VIEWING ESSENTIAL
- VIEW TODAY
- PARKING PERMIT AVAILABLE

Entrance Hallway

Lounge / Kitchen / Dining Room 5.87m (19'3) x 4.88m (16') Max

Bedroom Two 2.84m (9'4) x 2.51m (8'3) Max

Bathroom 2.26m (7'5) x 2.11m (6'11)

Stairs leading to:

Bedroom One 3.35m (11'0) x 2.77m (9'1) Max

En-Suite 2.34m (7'8) x 1.04m (3'5)

Additional Information

Leasehold: 125 years from 2017
 Ground Rent: £200 per annum
 Service Charge: £2481.14 per annum (1/1/22 - 31/12/22)
 Council Tax Band: C

Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.