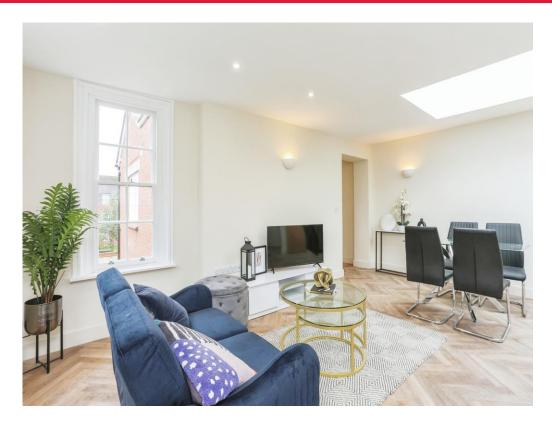


Connells

Rollestone House Rollestone Street Salisbury







## **Property Description**

A unique opportunity to reside in a first-floor apartment nestled within a distinguished Grade II listed Georgian Building (Formerly the Salisbury Journal Offices). This charming abode boasts two bedrooms and two bathrooms, of which one is an en-suite shower room for the master bedroom. The heart of the home is an inviting open-plan kitchen and living space, seamlessly blending historic charm with contemporary comfort.

## **Noteworthy Features Include:**

- o Historic Meets Contemporary: This property harmoniously combines historical allure with modern aesthetics, offering a distinctive living experience.
- o Comfortable Living: Enjoy electric heating for cosy living throughout. Porcelanosa Link realm floor grace the living areas and hallways, while plush luxury fitted carpets adorn the bedrooms. Underfloor heating adds a touch of luxury to the bathrooms.
- o Storage and Convenience: Benefit from shared private secure basement storage, ideal for bicycles and other belongings.
- o Grand Ceiling Heights: The apartments showcase remarkable ceiling heights, soaring up to 2.8 meters, preserving the property's historic charm.
- o Bespoke Kitchens: The kitchens are a testament to meticulous design, featuring

- soft-closed doors and drawers, solid worktops, and upstands. They come fully equipped with integral appliances, including an integrated fridge freezer, washer dryers, induction hobs and extractor and dishwasher.
- o Elegant Bathrooms: Bathrooms are impeccably tiled with stylish porcelanosa tiles and feature porcelanosa sanitary ware. Thermostatic shower valves and glazed shower screens ensure your comfort and convenience.
- o Preserving Original Features: In line with the property's heritage, traditional skirting and architrave have been added, complemented by luxury internal oak doors adorned with polished chrome ironmongery.

## Measurements

Kitchen/Living space - 17.4 x 17.3

Bed 1 - 11.1 x 11.4

Bed 2 - 10.2 x 12.1

En suite shower room with double shower

Bathroom, Fitted with Sink, WC and bath

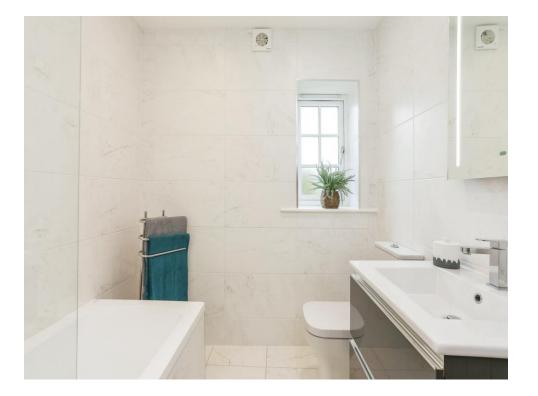
## **Please Note**

Please note that images used may be computer generated and/or from a show-home by the developer and are meant for guidance only. Images are general of the development and may not relate to your chosen Plot - clarification should be sought from our sales team.











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**EPC Rating: Exempt** 







1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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