



Connells

Old Victoria Hall Rolleston Street
Salisbury

Old Victoria Hall Rolleston Street Salisbury SP1 1DX

for sale
£240,000



Property Description

Offering to the market this well-presented flat in Old Victoria Hall, Rolleston Street, Salisbury. Situated in the heart of the city, this property offers contemporary, high specification living with retained period features. There is an open plan kitchen living room, large bedroom with en-suite bathroom plus a guest cloakroom. This property has a share of the freehold and no onward chain.

Salisbury offers a range of entertainment, shopping and cultural facilities including two cinemas, a theatre and numerous bars and restaurants. There is a twice weekly Charter market in the city centre. Salisbury has direct rail services to London Waterloo, Southampton and the West Country and is conveniently located for the New Forest and South Coast.



Communal Entrance Hall

Grand entrance hall with period features, motion activated chandelier, wide staircase to the property.

Entrance Hall

Doors to cloakroom, store with plumbing for washing machine and living area.

Cloakroom

Comprising wash hand basin with mixer tap and vanity unit below, concealed cistern WC.

Open Plan Kitchen Living Room

15' 8" max x 13' 5" max (4.78m max x 4.09m max)

Comprising of high specification wall and base units with work surfaces over, raised oven, built in and concealed fridge freezer, hob with extractor hood over, inset sink drainer with mixer tap. Vaulted ceiling with exposed beams and down lighters. Dormer window to front aspect.

Bedroom

17' 5" max x 12' 5" max (5.31m max x 3.78m max)

Vaulted ceiling with down lighters, upright beam, built in cupboard, door to hall, Dormer window to rear aspect.

En-Suite

Comprising panel enclosed bath with mixer tap, rain shower and handheld attachment, glass shower screen, wash hand basin with mixer tap and vanity unit below, concealed cistern WC, heated towel rail.

Basement

Communal storage area.

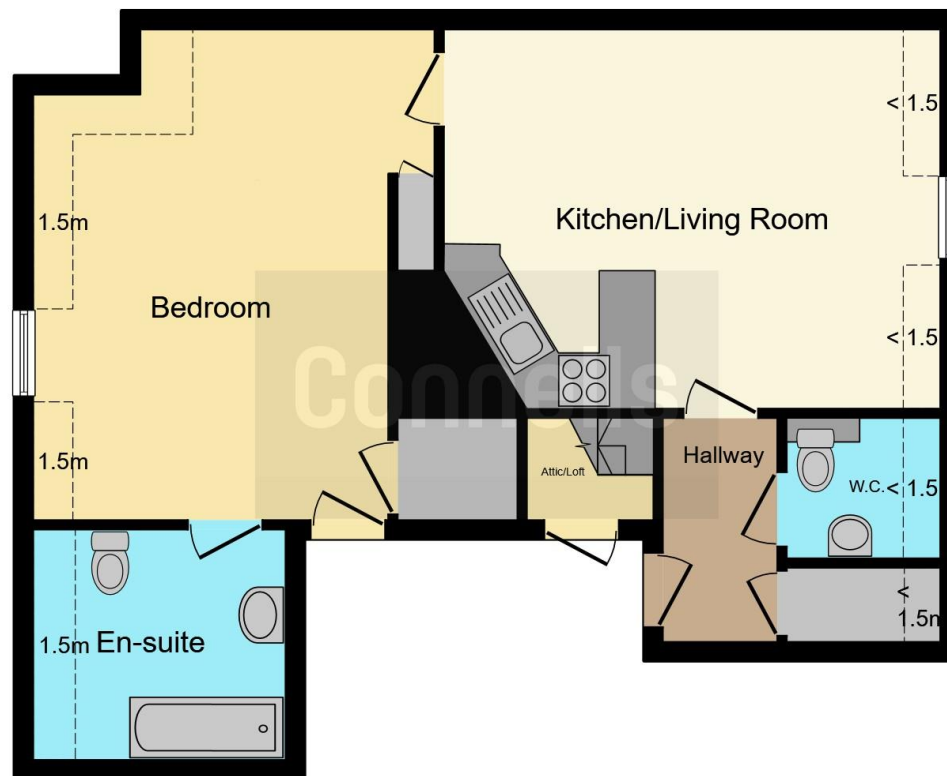
Parking

On street permit parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01722 328 562
E salisbury@connells.co.uk

46-50 Castle Street
 Salisbury SP1 3TS

EPC Rating:
 Exempt

Council Tax
 Band: C

Service Charge:
 1901.44

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL307379

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SAL307379 - 0009