



Connells

The Brambles
SALISBURY



Property Description

Offering to the market this second floor flat in The Brambles, Salisbury. This spacious flat has a lounge diner, kitchen, two bedrooms and a bathroom .There is also an outside storage building, communal gardens and on street parking. This property benefits from having no onward chain and will be of interest to first time buyers and investors.

The Brambles is situated just over a mile from the city centre is is served by regular bus service. 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 market square. Salisbury rail station has direct services to London Waterloo, Southampton and the West Country.



Entrance Hall

Doors to kitchen and lounge diner, airing cupboard. Loft access

Kitchen

9' x 8' 4" (2.74m x 2.54m)

Comprising wall and base units with work surfaces above. spaces for appliances, stainless steel sink drainer .Window rear aspect.

Lounge Diner

14' 11" x 14' 9" (4.55m x 4.50m)

Fireplace feature, window front aspect, door to inner hall.

Inner Hall

Doors to lounge diner, bedrooms and bathroom

Bedroom One

12' 3" x 11' 5" (3.73m x 3.48m)

Built in wardrobes, storage cupboard. Window front aspect.

Bedroom Two

9' 2" x 12' 1" (2.79m x 3.68m)

Window rear aspect.

Bathroom

Comprising of panel enclose bath with shower above, pedestal wash hand basin, WC. Heated towel radiator, window rear aspect.

Outside

Outbuilding

Brick outbuilding storage. Measuring 5.7sq meters.

Garden

Small area of private garden.

Parking

On street parking

Communal Garden

Communal grassed area with picnic benches









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

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46-50 Castle Street
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL307597

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1987. 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.

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