





# Augustine Court Spire View Salisbury SP2 7GA

for sale  
**£200,000**



## Property Description

Offering to the market this well presented, ground floor flat in the ever popular Spire View development. The deceptively spacious flat has an open plan kitchen/lounge/diner, two bedrooms, and a shower room. Benefiting from no onward chain, this flat is situated in walking distance of both the city centre and railway station. Ideal for first purchasers, downsizers or investors.

Salisbury offers a range of entertainment, shopping and cultural facilities. 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.



## Entrance Hall

Doors to bedrooms, bathroom & kitchen,  
Large storage cupboard and separate airing  
cupboard housing the central heating boiler.

## Lounge/Diner

22' + Bay x 10' 2" ( 6.71m + Bay x 3.10m )

Open plan room with bay window to front  
aspect, open to kitchen area.

## Kitchen

15' 10" x 5' ( 4.83m x 1.52m )

Comprising of wall and base units with work  
surfaces above, electric oven & gas hob with  
extractor unit above. stainless steel one & a  
half bowl sink drainer with mixer tap, space  
for washing machine& fridge freezer, free  
standing kitchen island.

## Bedroom One

9' 5" plus wardrobes x 9' 5" ( 2.87m plus  
wardrobes x 2.87m )

Built in wardrobes, window front aspect.

## Bedroom Two

11' 9" max x 8' 10" max ( 3.58m max x 2.69m  
max )

Window front aspect

## Bathroom

Comprising of large walk in shower with  
thermostatic shower with rainfall and hand  
held attachment, pedestal wash hand basin,  
WC, extractor fan

## Outside

## Communal Hall

Private post boxes, exit doors to front and  
back of block.

## Parking

Allocated parking space.















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](http://www.focalagent.com)

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**EPC Rating: Awaited**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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