



Connells

The Ramparts Devizes Road
Salisbury

The Ramparts Devizes Road Salisbury SP2 7GQ

for sale
£220,000



Property Description

Offering to the market this modern apartment in The Ramparts, Devizes Road, Salisbury. This first floor apartment has an open plan kitchen lounge/diner, master bedroom with en-suite shower room, second bedroom and bathroom. The Ramparts is a thoughtfully designed collection of modern flats situated in a vibrant area of Salisbury, close to excellent transport links and with access to the City centre shops, theatre, restaurants, cinemas and the train station are all located within 0.6 miles of the development."

Salisbury also has renowned state and private schools. These include Bishop's Wordsworth School, South Wilts Grammar School, Godolphin School, and Leehurst Swan. Leisure and recreational facilities include the Five Rivers Leisure Centre, private members gymnasiums, a golf club, and recreation grounds. Salisbury train station offers direct commuter links to London Waterloo, Southampton and the West Country.



Entrance Hall

Doors to kitchen, bedrooms & bathroom.
Storage cupboard housing washer drier.

Open Plan Kitchen Lounge/Diner

19' 3" x 14' (5.87m x 4.27m)

Kitchen area: Comprising wall and base units with work surfaces above, 11 & 1/2 bowl sink drainer with mixer tap, built in oven, inset hob with extractor unit above, built in and hidden dishwasher, built in and hidden fridge & freezer. Window side aspect.

Lounge/diner: Double door Juliet balcony.

Bedroom One

16' 3" x 11' 1" (4.95m x 3.38m)

Window side aspect. Door to en-suite.

En-Suite

Comprising large shower, wall hung vanity wash hand basin, concealed cistern WC.

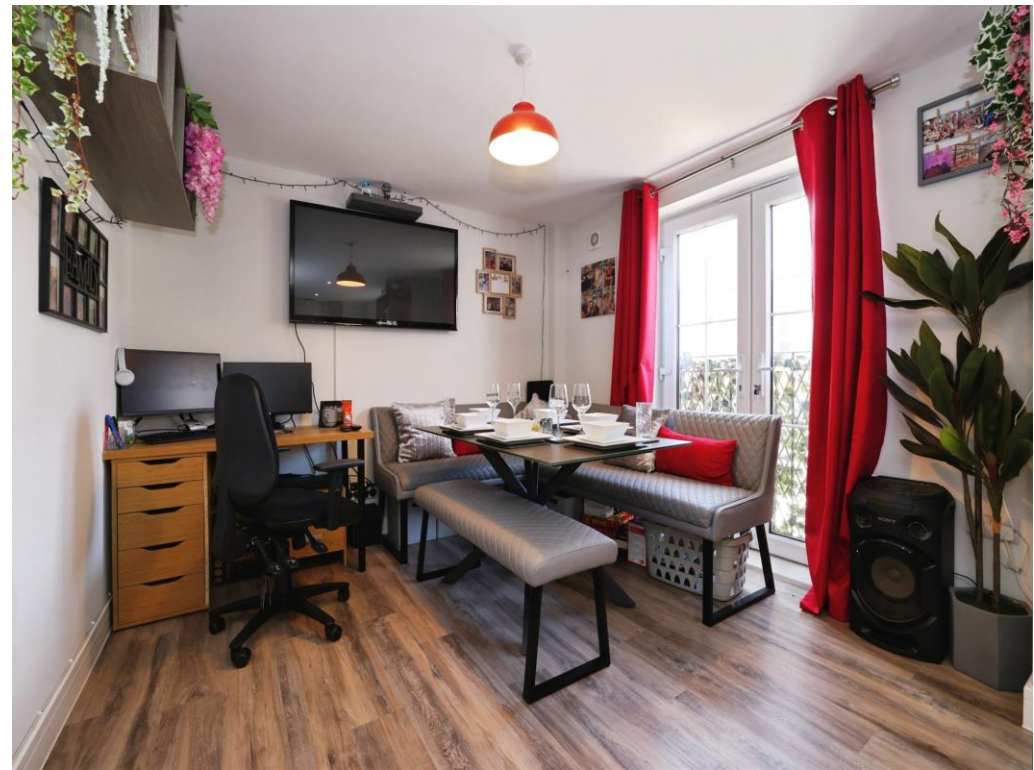
Bedroom Two

11' x 8' 8" (3.35m x 2.64m)

Currently used as a separate lounge. Window side aspect

Bathroom

Comprising panel enclosed bath with integrated hand held shower attachment, wall hung vanity wash hand basin, concealed cistern WC. Heated towel radiator.









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: B

Council Tax
 Band: C

Service Charge:
 1200.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL307829

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022. 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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