



Connells

Priory Lodge Brown Street
Salisbury



Property Description

Offering to the market with no onward chain, this ground floor flat in Brown Street, Salisbury. This well-presented property which is in a Grade 2 Listed building benefits from having a share of the freehold. The flat has a lounge/diner, bedroom, dressing room/study, kitchen & bathroom. There are well maintained communal gardens and an allocated parking space to the rear. Brown Street is in the heart of the city and therefore convenient for local amenities.

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.



Entrance Hall

Private door from Brown Street doors to kitchen, lounge and bedroom.

Lounge/Diner

16' 4" max x 10' 1" max (4.98m max x 3.07m max)

High ceiling room with two secondary glazed sash windows to front aspect .Door to rear hall.

Kitchen

8' 1" x 5' 4" (2.46m x 1.63m)

Comprising wall and base units with work surfaces above, oven with hob and extractor above, stainless steel sink/drainer with mixer tap, space for washing machine and fridge freezer.

Bedroom

11' 7" max x 9' 3" max (3.53m max x 2.82m max)

Feature fireplace with tiled hearth and mantle surround, store cupboard, secondary glazed sash window to front aspect.

Dressing Room/Study

7' 9" x 6' 8" (2.36m x 2.03m)

Double storage cupboard, secondary glazed sash window side aspect, door to rear hall.

Rear Hall

Doors to dressing room, bathroom and lounge

Bathroom

Comprising panel enclosed bath with electric shower above, wash hand basin, WC and heated towel rail.

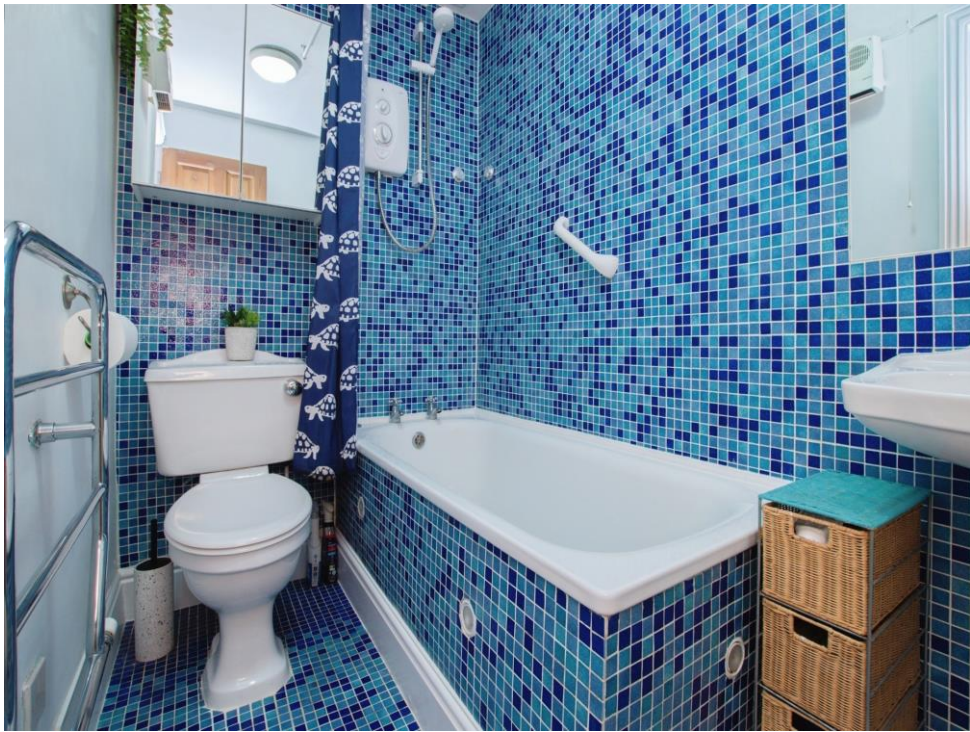
Communal Garden

Well maintained lawned areas with planted borders and beds, featuring lighting on path to parking area at rear courtyard with access via St Ann Street.

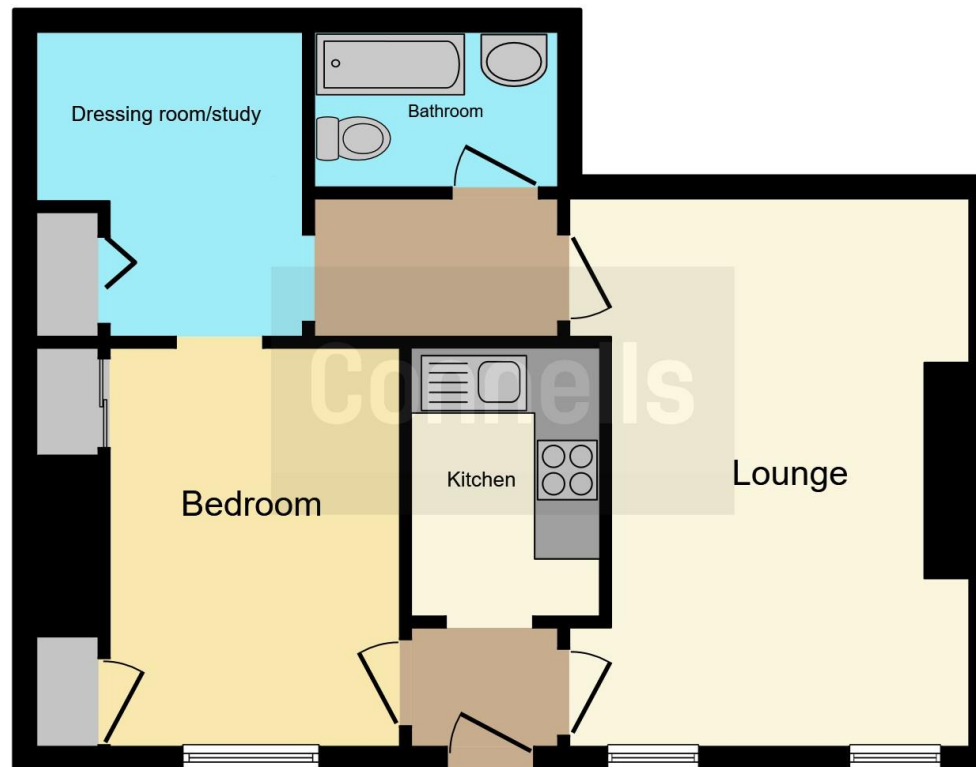
Parking

1 allocated parking space in rear courtyard.









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
 Salisbury SP1 3TS

EPC Rating:
 Exempt

Council Tax
 Band: B

Service Charge:
 2040.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL307946

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1983. 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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