



Connells

Sovereign Court
Salisbury

Sovereign Court Salisbury SP2 7SZ

for sale offers in excess of
£280,000



Property Description

Offering to the market this modern three storey town house in Sovereign Court, Salisbury. The property has a utility room, cloakroom and large integral garage on the ground floor. On the first floor is a spacious lounge/diner and the kitchen. The second floor has three bedrooms and a four piece bathroom. The property also benefits from a communal courtyard garden. The property is ideally situated within a short walk to the railway station and the city centre.

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.



Ground Floor

Entrance Hall

Doors to cloakroom, utility and garage. Stairs to first floor landing.

Utility Room

7' 1" x 6' 10" (2.16m x 2.08m)

Stainless steel sink/drainer unit with mixer taps, work surface with cupboard below. Space for washing machine and tumble drier, wall mounted drying racks.

Cloakroom

Comprising wall hung wash hand basin and WC.

First Floor Landing

Door to open plan lounge/diner, stairs to second floor.

Lounge/Diner

29' 9" max x 11' 8" max (9.07m max x 3.56m max)

Open planned living, door to kitchen, window and Juliet balcony to front aspect,

Kitchen

11' 6" x 6' 8" (3.51m x 2.03m)

Comprising wall and base units with work surfaces above, one and a half bowl stainless steel sink drainer unit with mixer taps, electric oven with inset gas hob unit and extractor unit above, built in and concealed dishwasher and fridge freezer, side aspect.

Second Floor Landing

Doors to bedrooms bathroom and storage cupboard.

Bedroom One

11' 8" x 11' 1" (3.56m x 3.38m)

Rear aspect.

Bedroom Two

13' 4" max x 10' 11" max (4.06m max x 3.33m max)

Front aspect.

Bedroom Three

10' 5" max x 8' 1" max (3.17m max x 2.46m max)

Front aspect.

Four Piece Bathroom

Comprising panel enclosed bath with mixer taps and hand held shower attachment, separate shower cubicle with rainfall shower and hand held attachment, wash hand basin mounted upon a vanity unit, WC. Window side aspect.

Outside

Communal Courtyard

Communal courtyard garden which can be used for entertaining and BBQs or just sitting and relaxing.

Parking

Residents gated parking area accessed by remote key fob.

Garage

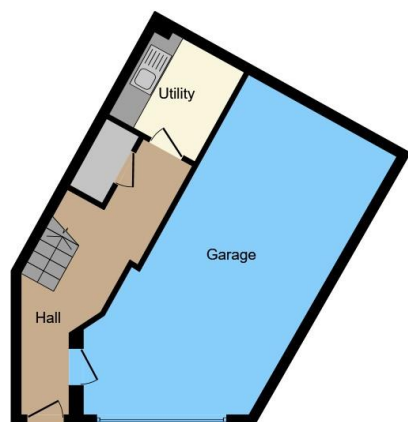
27' 2" x 11' 1" (8.28m x 3.38m)

Electric up and over door with power and lighting.

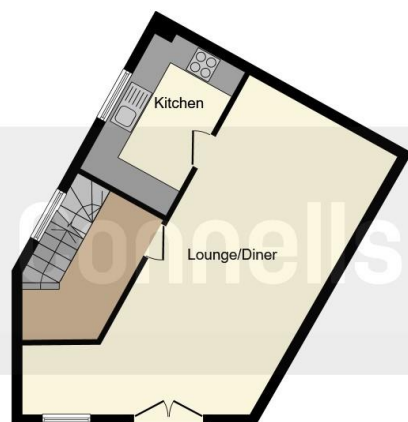








Ground Floor



First Floor



Second Floor

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: C Council Tax
 Band: D

Service Charge: 950.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL307975

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2003. 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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