





### Property Description

Offering to the market this first floor flat in Castle Road, Salisbury. This well-presented flat has a lounge with extensive views over Hudson's Field and Old Sarum, a kitchen, two bedrooms and a bathroom. The property benefits from double glazed windows throughout, newly fitted in 2023. There is communal parking to the rear of the property. Situated in an established residential area, near to Hudson's Field, Old Sarum and Castle Hill Country Park and just under 2 miles to the city centre via A345. A bus stop is also situated very close to the property with regular routes into the city centre.

Salisbury offers a range of amenities. These include, but are not limited to, supermarkets, high-street shops, bi-weekly markets, copious restaurants, pubs & bars, a theatre, the arts centre, 2 cinemas and renowned state and private schools. These include Bishop's Wordsworth School, South Wilts Grammar School, Godolphin School, and Leehurst Swan. Salisbury train station offers direct commuter links to London Waterloo and the West Country. Additionally, Salisbury is well-positioned to offer great road links to the coastal cities of Southampton and Bournemouth.





## Entrance Hall

Doors to all rooms with extensive storage located in space under the stairs to flat above.

## Lounge

12' 5" x 11' 8" ( 3.78m x 3.56m )

Dual aspect with windows to side and front aspect with extensive views over Hudson's Field and Old Sarum.

## Kitchen

11' 5" x 10' 8" ( 3.48m x 3.25m )

Wall and base units with work surfaces above, sink/drainage with mixer tap, oven and hob with extractor above, spaces for washing machine, fridge freezer and dishwasher, dual aspect to front and side with views over Hudson's Field and Old Sarum. Room for table & chairs. Benefits from a Glow Worm combi boiler located in corner kitchen cupboard, newly fitted in 2022 with smart controls.

## Bedroom One

13' x 10' 4" ( 3.96m x 3.15m )

Built in double cupboard, dual aspect with windows to front and side aspects

## Bedroom Two

9' 5" x 7' ( 2.87m x 2.13m )

Built in double cupboard, window rear aspect

## Bathroom

Comprising panel enclosed bath with shower above and glass shower screen, pedestal wash hand basin with mixer tap, WC, storage cupboard, window front aspect.

## Outside

Communal parking area at the rear of the property















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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46-50 Castle Street  
 Salisbury SP1 3TS

EPC Rating: C

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 250.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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