





Flat 25 Countess Court London Road, Amesbury Salisbury SP4 7ER



## welcome to

# **Countess Court London Road, Amesbury Salisbury**

This property is a thoughtfully designed one-bedroom ground-floor apartment perfectly situated in the heart of Amesbury. The property features a welcoming entrance, a spacious sitting room, a modern kitchen, a double bedroom with built-in wardrobe, and a contemporary shower room.













## **Store Cupboard**

To the front of the property

#### **Front Garden**

Beautifully arranged flower garden

#### **Entrance Hall**

Vinyl Flooring

### Lounge

14' 1" x 11' 4" ( 4.29m x 3.45m )

Engineered wood flooring, front aspect double glazed window, storage cupboard, Dimplex heater

#### Kitchen

11' 10" x 6' 2" ( 3.61m x 1.88m )

Well presented kitchen with upper and lower cabinets, integrated fridge, space for under counter freezer, halogen electric hob and extractor hood, built-in oven, rear aspect double glazed window and door.

#### **Bedroom**

11' 9" x 8' 8" ( 3.58m x 2.64m )

Carpet, rear aspect double glazed window, built-in wardrobes

#### **Shower Room**

Vinyl flooring, shower cubicle, w/c, sink and heated towel rail

#### **Rear Garden**

There is a large communal garden to the rear of the property

## **Agents Notes**

Pets are allowed with permission

#### **Front Garden**

Beautifully arranged flower garden, fenced in

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# **Countess Court London Road, Amesbury Salisbury**

- One Bedroom Ground Floor Apartment
- Modern Kitchen
- Communal Garden with Private Fenced Front Garden
- Set In The Heart Of Amesbury
- Close to Local Shops, Cafes and Medical Centre

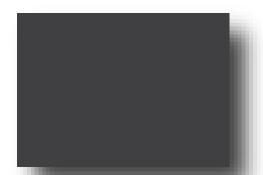
Tenure: Leasehold EPC Rating: C

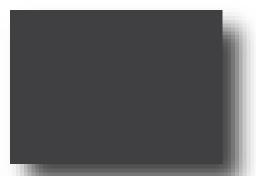
Council Tax Band: A Service Charge: 232.02

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 79 years from 20 Aug 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £115,000









Please note the marker reflects the postcode not the actual property

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Property Ref: AME105678 - 0013 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 is 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 quidance 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





fox & sons

Amesbury@fox-and-sons.co.uk



49 Salisbury Street, AMESBURY, Wiltshire, SP4



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