

ESTATE AGENTS



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**John Jeffery  
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**A PARTICULARLY WELL PRESENTED ONE BEDROOM GROUND FLOOR FLAT IN GRADE II LISTED PERIOD BLOCK WHICH IS CURRENTLY NEARING COMPLETION OF A SUBSTANTIAL REPAIR/REFURBISHMENT PROJECT SITUATED INSIDE THE RING ROAD WITHIN WALKING DISTANCE OF THE CITY CENTRE WITH COMMUNAL GARDEN AND ALLOCATED OFF STREET PARKING**



**Flat 2, Priory Lodge, Brown Street, Salisbury, Wiltshire, SP1 2BX**  
**£190,000 LEASEHOLD WITH SHARE OF FREEHOLD**

These particulars are intended to give a fair description of the property. They do not however constitute an offer of contract. The vendor, his Agent John Jeffery of Salisbury and persons in their employ do not give any warranty whatsoever in relation to this property and all statements as to the property are made without responsibility. Any intending purchaser must satisfy himself as to the correctness of the particular

## **Flat 2, Priory Lodge, Brown Street, Salisbury, Wiltshire, SP1 2BX**

### **The Property:**

This is a versatile, particularly well presented, ground floor flat with its own entrance in Grade II Listed Building with extensive communal gardens and allocated parking to the rear. The flat, which has been newly decorated throughout, offers a degree of flexibility in its layout but currently comprises a large living room, a double bedroom leading to a useful dressing area/Bedroom 2, modern kitchen and bathroom with electric shower. There is electric heating and the sash windows have been secondary glazed.

### **The Situation:**

The flat is located on the ground floor of this period converted building within easy level walking distance of all the amenities that Salisbury City Centre has to offer. Priory Lodge is situated in a Conservation Area.

**VIEWING:** Strictly by appointment with the Sole Agents, John Jeffery of Salisbury, Tel: (01722) 335337.

**SERVICES:** Mains electricity, water and drainage are connected to the property.

**COUNCIL TAX:** The Local Authority has advised that the property falls within Band B.

**FLOOD RISK:** We are advised that the Flood Risk is "Low".

**TENURE:** Leasehold with a share of the freehold. There are 85 years remaining on the Lease. The service charge amounts to £1,920 pa and there is no Ground Rent. Priory Lodge is currently subject to a substantial repair/refurbishment program under a Section 20 Notice. It is anticipated that this work will be completed shortly and the flat's contribution will be paid for by the Vendor.

**POSSESSION:** Vacant possession upon completion of the sale. The Vendor is not in a chain.

The property is approached through a private front door to

**ENTRANCE HALL:** High level fuse box, decorative transom window over front door; door to bedroom, opening to the kitchen, door to:

**LIVING ROOM:** 16'4" x 8'6" (4.98 x 2.59) at best  
Two sash windows to front elevation, night storage heater, door to:

**INNER HALLWAY:** Door to dressing room/Bedroom 2, door to:

**BATHROOM:** Fitted with white bathroom suite comprising a panelled bath with Mira shower over, low level w.c. and wall mounted wash hand basin, wall mounted electric heater, heated towel rail, extractor fan, mosaic style tiled floor and part tiled walls.

**DRESSING ROOM/** 7'10" x 6'10" (2.39m x 2.09m)

**BEDROOM 2:** High Level window to side passage way of building, doors to fitted wardrobe; opening to:

**BEDROOM:** 11'10" x 8'9" (3.60m x 2.68m) at best  
Sash window to front elevation, night storage heater; door to airing cupboard housing the factory lagged hot water cylinder and immersion, feature cast iron fireplace with tiled hearth and backdrop with timber mantel over, door to entrance hall.

**KITCHEN:** 8'2" x 5'5" (2.49m x 1.65m)  
Fitted with base and wall mounted units, inset stainless steel sink, built-in electric oven, inset electric 4-ring hob, space and plumbing for a washing machine, space for a fridge/freezer, roll edged work surfaces, tiled floor and splashbacks.

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## **OUTSIDE**

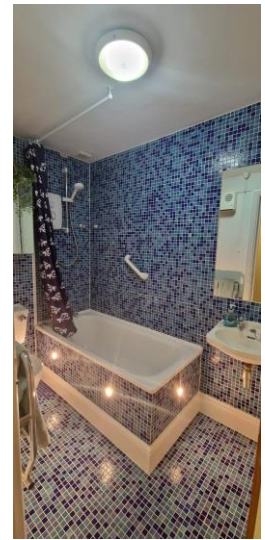
To the left hand side of the property, there is a gated arch which gives access to a covered walk way with allocated bin cupboard which leads to the rear of the building and the extensive communal gardens. There is a parking area at the far end accessed from St Ann Street providing an allocated parking space.

## **DIRECTIONS**

From our office, proceed towards the Market Square following the road to the left into Blue Boar Row. Continue to the crossroads just after McDonalds and turn right in to Brown Street. The property will be found towards the end of the road on the left hand side. From the allocated parking at the rear, you can walk through the communal gardens to the covered walk way and access Brown Street and the entrance to the flat through the gated arch.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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[WWW.ONTHEMARKET.COM](http://WWW.ONTHEMARKET.COM)

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