



FLAT 1B, 147 WILTON ROAD, SALISBURY, WILTSHIRE SP2 7JH

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BAXTERS
PROPERTY & LAND AGENTS



FLAT 1B, 147 WILTON ROAD, SALISBURY SP2 7JH

PRICE GUIDE: £170,000

Located just outside the ring road, 147 Wilton Road is conveniently placed for access to the railway station, city centre and local amenities including two supermarkets.

Flat 1b is an interesting contemporary conversion within a substantial former townhouse; it occupies the lower ground floor/basement area with light and airy accommodation which is well laid out and surprisingly spacious. There is sizeable entrance hall, inner hall, generous living area with French doors out to a private garden and open plan access to a recently refurbished kitchen.



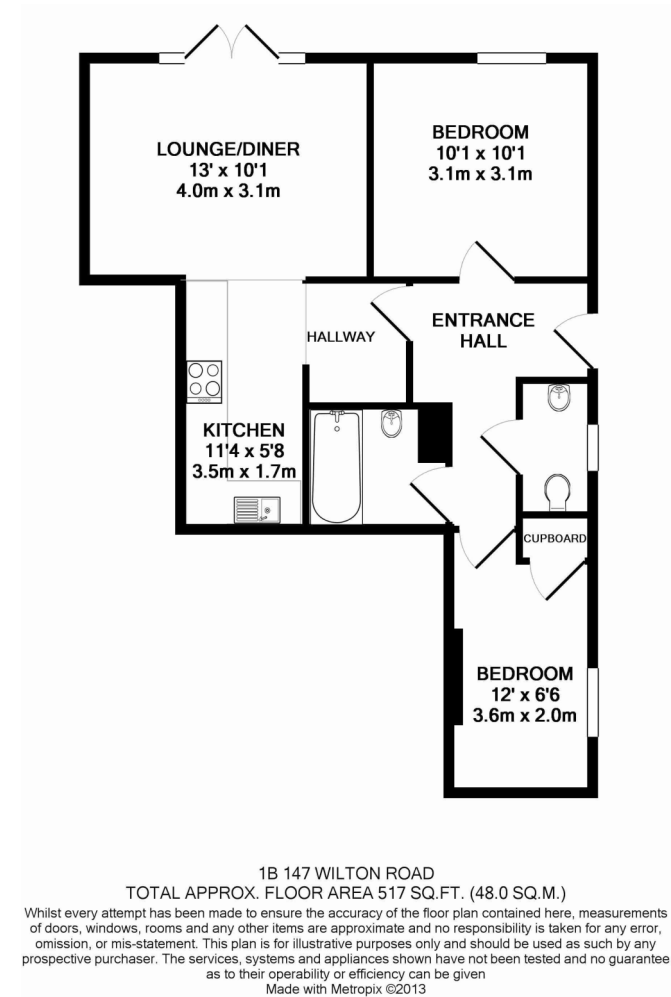
There are two good size bedrooms, bathroom and a separate cloakroom.

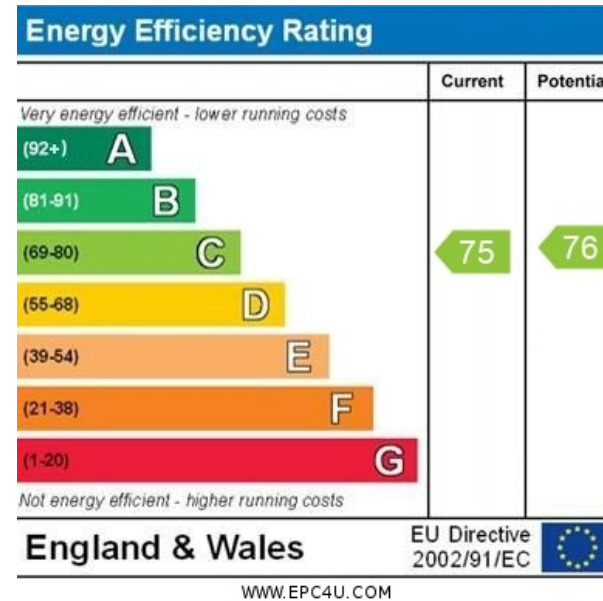
The rear garden is fully enclosed with a paved patio and gravelled area off the living room. Rear pedestrian access. Private off road parking. The main entrance to flat 1B is over a gravelled path from the parking area.

The property is offered for sale with immediate vacant possession.

LOCATION: The property is located just outside the ring road with easy access to local amenities and a short walk to the city centre. The attractive cathedral city of Salisbury has extensive shopping facilities, a thriving, twice weekly market and a good range of social and educational amenities including restaurants, theatre, arts centre, cinema and both state and private, primary and secondary schools within and outside the city boundary. Leisure and recreational facilities include the Five Rivers Leisure Centre, private members gymnasiums, golf club, recreation ground and three tennis clubs. Salisbury has good road links to London (A303), Southampton (A36) and Bournemouth (A338) and the mainline railway station, a short walk away, serves London, Waterloo (journey time 90 minutes) and the West Country.

DIRECTIONS: From the centre of Salisbury proceed along Castle Street to the main roundabout turning left onto the A36 Churchill Way West. At the next roundabout take the second exit still following the A36 Wilton Road and continue passing the Police Station which is located on the right hand side. After a short distance, the post office and general store can be found on the left hand side. Immediately to the right is the access to 147 Wilton Road.





TENURE AND SERVICES: Tenure: Leasehold with the residue of a 999 year lease dated 2004. Local Authority: Wiltshire Council. Council Tax Band B: £1,964.62 for year 2024/2025.

Ground Rent: £50.00 per annum. Maintenance Charge: Works undertaken under the maintenance and service charge agreement are apportioned appropriately between each of the apartments.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10753.