



Connells

St. Edmunds Church Street
SALISBURY



Property Description

A bright and spacious two bedroom top-floor apartment ideally located in the heart of Salisbury city centre. Offering generous bedrooms, modern bathroom and resident permit parking, this well-presented home is perfect for first-time buyers and investors alike.

Located in Salisbury City Centre with it's many amenities, including but not limited to; a theatre, cinemas and multiple cafes and restaurants. The mainline station has frequent commuter services to London, Southampton and the West Country.

Entrance Hall

Access to living room, bathroom, bedroom one and two, storage cupboard.

Living Room

12' 2" x 10' (3.71m x 3.05m)

Door to kitchen, bay window to front aspect.

Kitchen

9' 10" x 6' 7" (3.00m x 2.01m)

Comprising wall and base units with work surfaces over, sink and a half drainer unit with mixer tap, space for cooker unit with stainless steel hood over, space under worktop for fridge, space for washing machine, front aspect.

Bedroom One

12' max x 11' 6" max (3.66m max x 3.51m max)

Rear aspect.

Bedroom Two

11' 7" x 9' 1" (3.53m x 2.77m)

Rear aspect.

Bathroom

Comprising panel enclosed bath with mixer tap, shower over with glass screen, pedestal wash hand basin and WC.

Outside

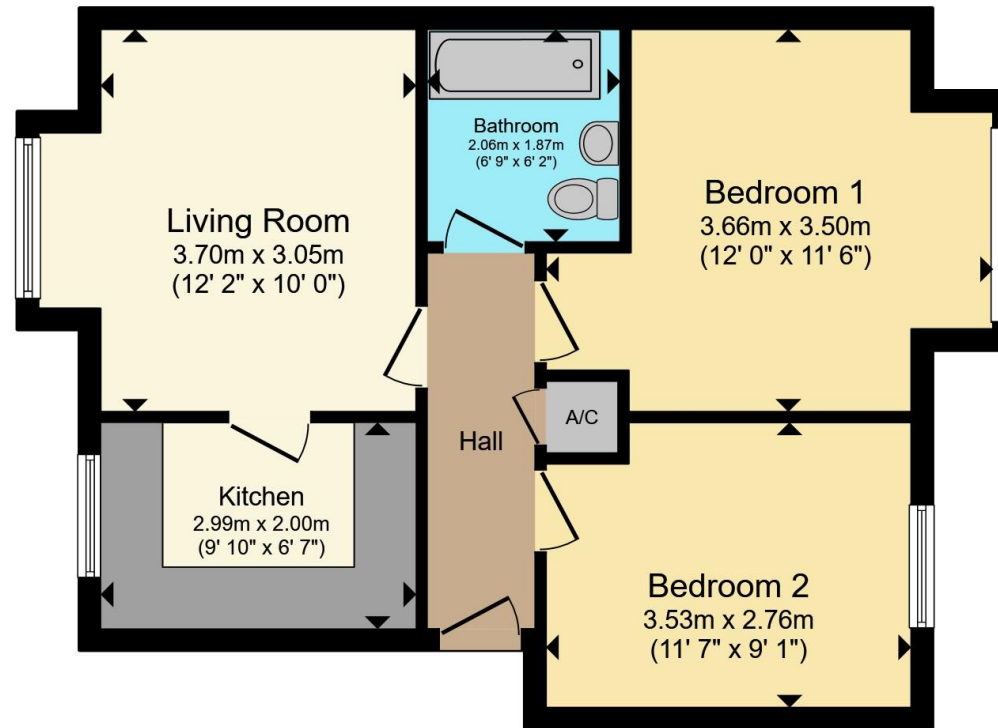
Parking

Permit parking for residents.









Total floor area 50.8 m² (546 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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46-50 Castle Street
 Salisbury SP1 3TS

EPC Rating: D Council Tax
 Band: C

Service Charge:
 1103.25

Ground Rent:
 1.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL308524

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1988. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Property Ref: SAL308524 - 0009