



29 ST EDMUNDS CHURCH STREET, SALISBURY SP1 1EF

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



29 ST EDMUNDS CHURCH STREET, SALISBURY SP1 1EF

PRICE GUIDE: £210,000

Located within a few minutes' walk of Salisbury city centre is St Edmunds Church Street; a quaint back street with a mix of characterful period and modern properties, a historic Methodist chapel, and a traditional victorian inn; the Five Bells which is located on the corner of St Edmunds Church Street and Salt Lane.

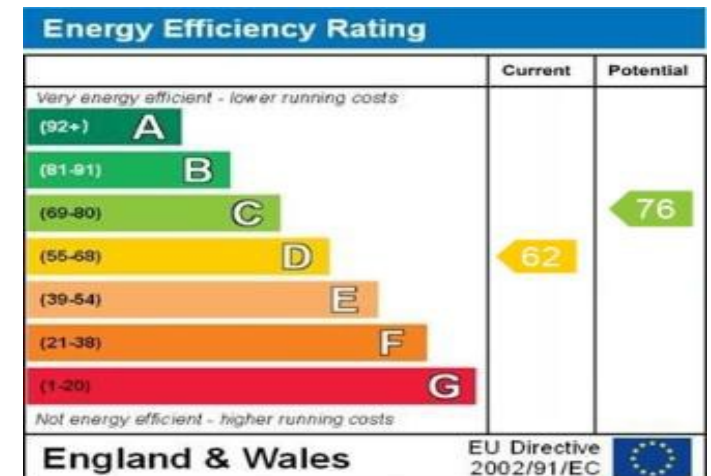
29 St Edmunds Church Street is a top floor apartment within a purpose built development. Centrally heated via electric storage and convector heaters and double glazed, the property offers light and airy accommodation comprising of a central entrance hall, living room, kitchen/breakfast room, two double

For residents on street parking, St Edmunds Church Street is included within the city centre residential zone E.

Whilst the property would ideally appeal to First Time Buyers it could also be considered suitable as a 'lock up and leave' and investors should note that the apartment has been let for some time at a rental of £1,000pcm yielding 6%.

LOCATION: St Edmunds Church Street is a hugely convenient location in Salisbury city centre. Local amenities include a general store and medical centre. The historic cathedral city of Salisbury has extensive shopping facilities including three supermarkets, the twice weekly Charter 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, (including two grammar schools, both within walking distance) within and outside the city boundary. Leisure and recreational facilities include the Five Rivers Health and Wellbeing Centre, private members gymnasiums, golf club, recreation ground and three tennis clubs. Salisbury has good road links to London (A303), Southampton (A36), Bournemouth (A338) and Shaftesbury (A30) The railway station. a short walk away, serves London, Waterloo (journey time 90 minutes) and the West Country.

DIRECTIONS: From Castle Street in Salisbury town centre, proceed into Scots Lane and then straight ahead into Bedwin Street at the next junction. Take the second right turn into St Edmunds Church Street and the property can be found on the right hand side.



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Approximate Gross Internal Area

565 sq ft - 53 sq m

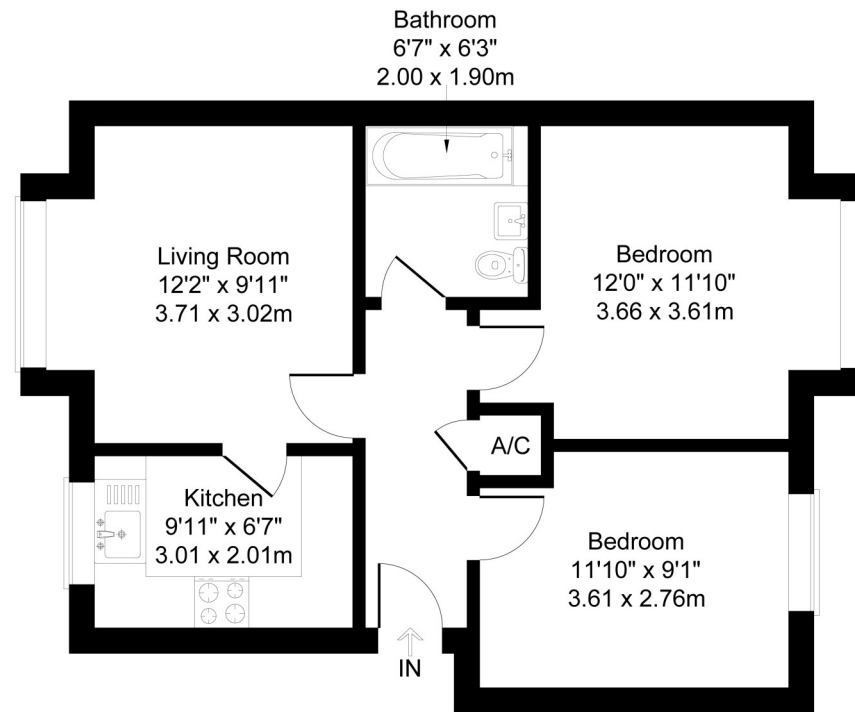
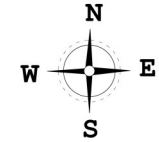


Illustration for identification purposes only, measurements are approximate, not to scale.

TENURE AND SERVICES: Tenure: Leasehold. 125 year lease dated from June 1998. Management and Service charge £1,103.26 per annum. Ground Rent £2.00 per annum. Local Authority: Wiltshire Council. Council Tax Band C : £2,468.97 for year 2026/2027. All mains services connected. Mains Drainage. Electric Heating. Fully double glazed.

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: 10823.