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AN IMPOSING GROUND FLOOR FLAT REQUIRING MODERNISATION IN GRADE II LISTED PERIOD BLOCK WHICH HAS UNDERGONE 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 1, Priory Lodge, Brown Street, Salisbury, Wiltshire, SP1 2BX

£199,950 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

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The Property:
This is an unusual ground floor flat situated at the rear of a Grade II Listed Building with extensive communal gardens and allocated parking to the rear. The flat, which would benefit from upgrading and modernisation, has high ceilings throughout and comprises a large living room with uninterrupted views over the landscaped garden, two bedrooms, modern kitchen and Wet Room. The flat benefits from many period features, night storage heaters in some of the rooms, entryphone system and direct access to the communal garden and parking beyond.

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 D.

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

TENURE: Leasehold with a share of the freehold. There are 82 years remaining on the existing Lease but the Vendor will cover the cost of extending the Lease to 999 years prior to any sale which is currently in the process of being formalised. The service charge amounts to £2,640 pa and there is a Peppercorn Ground Rent. The freeholders of Priory Lodge have just completed a substantial repair/refurbishment program on the building and the flat's contribution has been fully paid for by the Vendor.

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

The property can either be approached from the allocated parking space at the rear or through a communal gate from Brown Street to a covered walkway and shared front door to a communal hall and front door to:

ENTRANCE HALL: High level cupboard housing the fuse box, night storage heater, door to deep airing cupboard housing the hot water cylinder, doors to both bedrooms and wet room, door to:

LIVING ROOM: 5.36m x 4.67m (17'07" x 15.04)
Two sash windows to rear elevation overlooking the garden with original folding shutters, night storage heater, original architraves and high skirting boards, large fireplace with marble ornamental surround, curved recessed shelving area, door to rear lobby with part glazed timber framed door to garden and door to deep, shelved storage cupboard, entryphone handset, door to:

KITCHEN: 3.61m x 1.62m (11'10" x 5'04) at best
Sash window to rear elevation overlooking the garden, wall mounted electric heater, range of fitted base and wall mounted units, space for a fridge/freezer, built-in electric oven and hob, space and plumbing for a washing machine, space and plumbing for a slim-line dish washer, inset two bowl corner sink with drainer and mixer tap, tiled splashbacks.

WET ROOM: 1.95m x 1.88m (6'05" x 6'02")
Obscure glazed window to covered walkway**,** heated towel rail, wall mounted Mira shower, wash hand basin, low level w.c. and part tiled walls.

BEDROOM 2: 2.69m x 1.95m (8'10" x 6'05") including wardrobe
Sash window to rear elevation, fitted wardrobe, electric wall mounted heater.

BEDROOM 1: 2.67m x 1.19m (12'04" x 7'02") including wardrobe plus deep door recess
Sash window to rear elevation, night storage heater, fitted wardrobe with mirrored sliding doors.

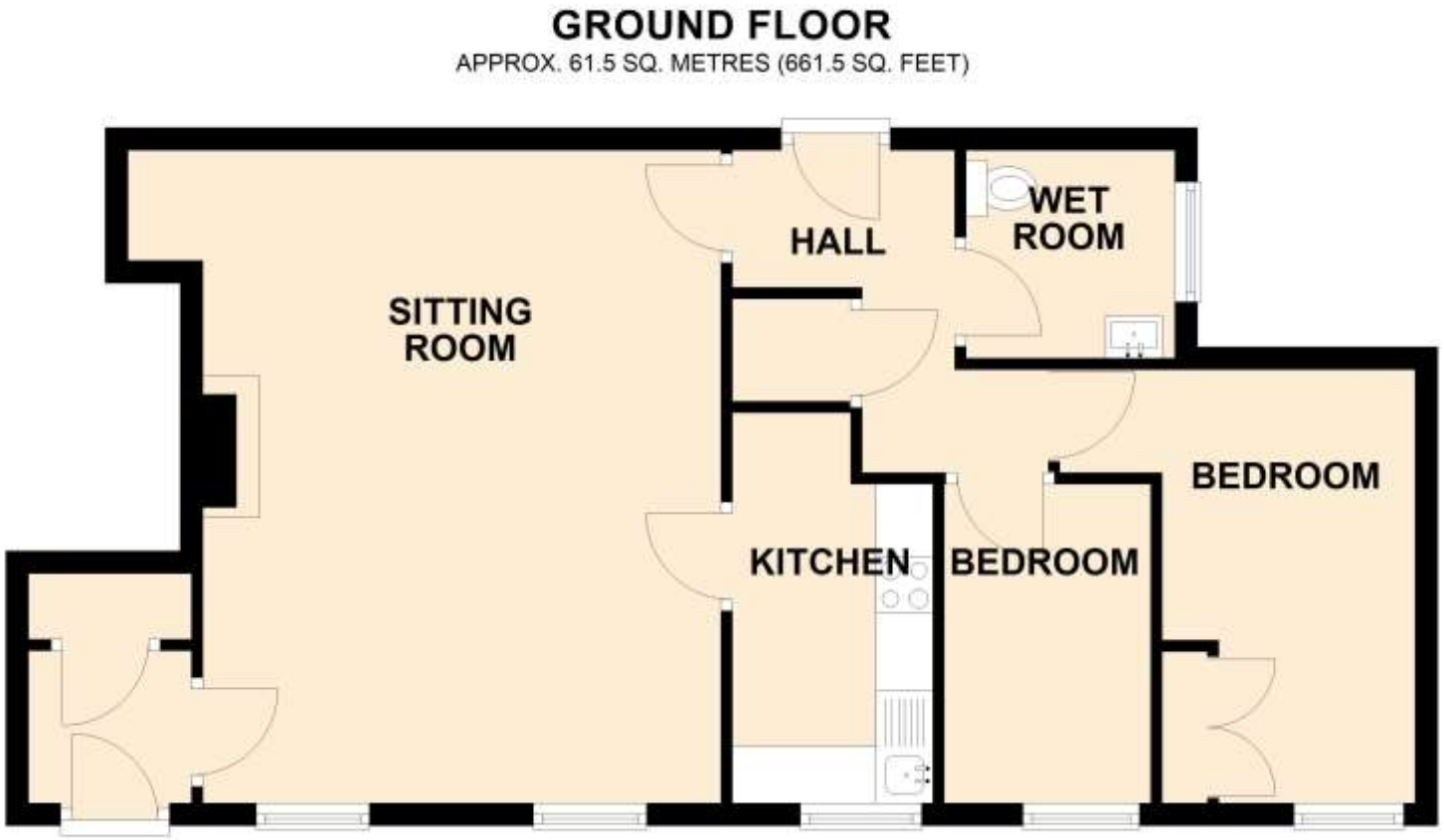
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OUTSIDE

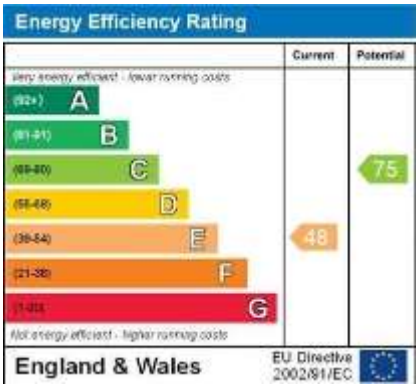
To the left hand side of the building, there is a gated arch which gives access to a covered walk way with the shared front door to the property and the upper floor flats. The walk way leads to the rear of the building and the landscaped communal gardens and passes the allocated bin area. There is a 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.



TOTAL AREA: APPROX. 61.5 SQ. METRES (661.5 SQ. FEET)



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VIEW OUR PROPERTIES ON THE INTERNET AT
WWW.RIGHTMOVE.CO.UK AND WWW.ONTHEMARKET.COM

19 Oct 25

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