



FLAT 6, 22 BOURNE AVENUE,
SALISBURY, WILTSHIRE, SP1 1LS

PRICE: £225,000

McKILLOP & GREGORY
ESTATE AGENTS

A SECOND FLOOR APARTMENT WITH
WELL APPOINTED TWO BEDROOM
ACCOMMODATION AND FAR REACHING
VIEWS

DIRECTIONS:

From our office proceed north along Castle Street keeping in the right hand lane. At the roundabout turn right and continue along Churchill Way North keeping in the left hand lane. At the next roundabout take the third exit bearing immediately left into Bourne Avenue and continue towards Chafyn Grove School. Follow the road round the bend and you will come to number twenty-two after approximately three hundred yards on the right hand side.

DESCRIPTION:

This is a delightful second floor apartment within a superb development comprising an original Victorian house converted in 2001 into apartments and with three new apartments at the rear, one of which is number six. The apartment has the benefit of double glazing as well as gas fired central heating and is finished to an excellent standard. The accommodation has security entry and lovely views to the south and east and the accommodation comprises a large open plan kitchen/living room, two double bedrooms and a well fitted bathroom. Outside there is a shared open plan double garage divided into two spaces for this and another flat and communal parking area. The residence is set in large and well maintained gardens with lawns, flower beds, shrubs and trees.



LOCATION: The property is located on the eastern edge of the city within reasonable walking distance of the city centre. There is a local bus service and the city has an excellent range of shops and supermarkets, social amenities including a cinema, theatres and leisure centre and an excellent range of schools. There is a main line railway station serving London Waterloo.

COMMUNAL ENTRANCE LOBBY: With staircase to second floor.

PRIVATE LOBBY

RECEPTION HALL: With deep storage cupboard with heater and shelving, security entry phone, telephone point and radiator.

OPEN PLAN LIVING ROOM AND KITCHEN

LIVING ROOM: 6.46m x 4.14m (21' 2" x 13' 6") Double aspect with far reaching views, shutter blinds to windows, two radiators, television aerial and telephone points.

KITCHEN: 3.16m x 2.37m (10' 4" x 7' 9") With laminate work surfaces, base cupboards and drawers, stainless steel single drainer sink unit, integrated Zanussi dishwasher, Belling double oven, Zanussi hob and extractor, integrated fridge and freezer, range of wall cupboards, Glow Worm gas fired boiler (recently installed) and integrated Hotpoint washing machine.

BEDROOM 1: 6.78m x 2.83m (22' 2" x 9' 3") Double aspect, shutter blind to main window, freestanding wardrobe cupboard and chest of drawers, radiator, television aerial point and far reaching view.

BEDROOM 2: 5.55m x 3.03m (18' 2" x 9' 11") Shutter blind to window, radiator and television aerial point.

BATHROOM: 3.10m x 2.09m (10' 2" x 6' 10") Shutter blind to window, corner bath with shower attachment, separate corner shower cubicle, wash hand basin, WC, tiled walls, radiator, extractor fan and fitted medicine cabinet.



OUTSIDE: This apartment has the benefit of a shared double GARAGE with its own up and over door within the extension and there is additional communal parking with ample turning area. There are lovely communal gardens on the southern side of the building laid to a large area of lawn with plant beds and shrubs and far reaching views across Laverstock to the east. There is a communal washing line.

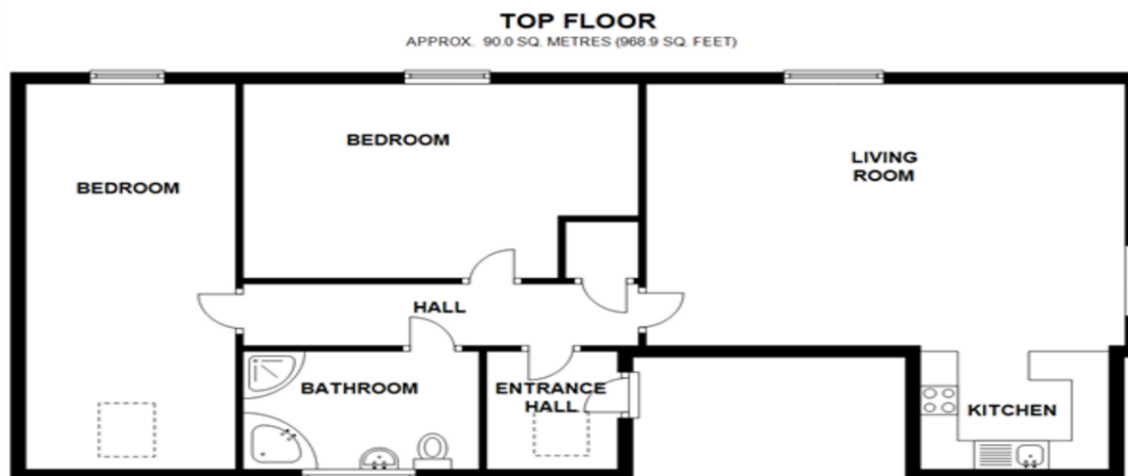
SERVICES: All mains services are connected to the property.

COUNCIL TAX BAND: C £1,873.56

TENURE: Leasehold (105 years remaining) –
WITH SHARE OF FREEHOLD

SERVICE CHARGE: £2,412.45 per annum (2021)





TOTAL AREA: APPROX. 90.0 SQ. METRES (968.9 SQ. FEET)

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Flat 6 22, Bourne Avenue SALISBURY SP1 1LS		Energy rating C
Valid until 1 May 2023		Certificate number 8104-3990-0729-9207-5573

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Viewing By confirmed appointment only with the vendor's agent. Telephone 01722 414747.

Agent's note Every effort has been made to prepare these particulars as carefully as possible. However, intending purchasers should be aware that their accuracy is not guaranteed, nor do they form part of any contract. Please note that the quoted room sizes are approximate and we advise you to verify the dimensions carefully, especially when ordering carpets, fittings, or any built in furniture. Where heating and electrical equipment is included, please be aware that we have not tested the appliances. We strongly recommend purchasers obtain legal advice and a survey.

t 01722 414747

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