



Connells

Flat 5 Wyndham Road
Salisbury



Property Description

A share of freehold top floor top floor, character two bedroom apartment on Wyndham Road, Salisbury. Offering spacious accommodation this property is a must see and a unique opportunity. Offering two double bedrooms, kitchen/breakfast room, bathroom, ensuite to bedroom two, balcony to the side and off-road resident's parking.

Salisbury offers a range of entertainment, shopping and cultural facilities. There is a twice weekly Charter market in the city centre. Salisbury has direct rail services to London Waterloo, Southampton and the West Country and is conveniently located for the New Forest and South Coast.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

A U shaped hall with access to all rooms and space for a shoe and coat station, storage cupboard and doors to balcony.

Lounge

16' 2" max x 14' 8" max (4.93m max x 4.47m max)

A feature fireplace set with stone surround and mantle, fitted storage cupboards, dual front aspect.

Kitchen/ Breakfast Room

14' 4" x 12' (4.37m x 3.66m)

Comprising wall and base units with work surfaces over, sink and a half drainer unit with mixer tap, integrated oven, inset hob with hood over, under counter space for washing machine, space for freestanding American style fridge/freezer, rear aspect.

Bedroom One

14' 9" max x 13' 8" max (4.50m max x 4.17m max)

Balcony

Bedroom Two

13' 4" max x 12' 3" max (4.06m max x 3.73m max)

Ensuite

Comprising shower unit and wash hand basin.

Bathroom

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

Outside

Parking

Residents parking to the rear of the building.

Communal Garden









Total floor area 102.6 m² (1,104 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



To view this property please contact Connells on

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46-50 Castle Street
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EPC Rating: C Council Tax
 Band: B

Service Charge: 90.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL308427

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 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.

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