Flat 3, 25 Gorringe Road, Wiltshire SP2 7JA



Myddelton & Major

The Property

Situated on the top floor of a building comprising just three flats, this bright and well-presented one-bedroom property benefits from a 999-year lease. Offering well-arranged accommodation, neutral décor and useful additional storage, it presents an ideal opportunity for first-time buyers, commuters or investors.

Upon entering the property, the bedroom is positioned directly ahead. The current owners have recently replaced the carpets and refreshed the décor, creating a fresh and welcoming feel. The hallway leads to the bathroom, which features a generously sized shower, wash basin and WC, complemented by grey vinyl flooring for a clean and practical finish.

To the far end of the flat is a bright open-plan kitchen, living and dining area. Two windows allow plenty of natural light to flood the space, with one overlooking the front of the property and the other enjoying pleasant views across the treetops. The kitchen is fitted with green wall and base units, a freestanding oven and a compact under-counter fridge. Although modest in size, the kitchen is functional and thoughtfully arranged. Wooden laminate flooring and an exposed brick feature add character to the living space. There is a useful storage cupboard in the hall housing space for a washing machine, along with access to valuable loft space via a hatch and drop-down ladder. This provides excellent additional storage and offers potential for use as an occasional workspace, subject to suitability. Overall offering practical accommodation, attractive city views and the benefit of a share of the freehold. This flat presents an excellent opportunity for buyers seeking a conveniently located property in Salisbury.

Outside

There is a small area to the front of the property with one allocated parking space and bin storage area.

Location

On the western side of Salisbury, offering easy access to local amenities, the railway station and the city centre. Salisbury railway station provides rail connections to destinations including London and the South West, making the property particularly appealing to commuters. Offering practical accommodation, attractive treetop views and the benefit of a share of the freehold, this flat presents an excellent opportunity for buyers seeking a conveniently located home in Salisbury

Additional Information

Services: Mains electric, mains water, mains drainage and electric heating.

Tenure: Leasehold – Share of Freehold 999 years (from 2019).

Council Tax: Band A

EPC: C

Square Footage: 409 sq ft

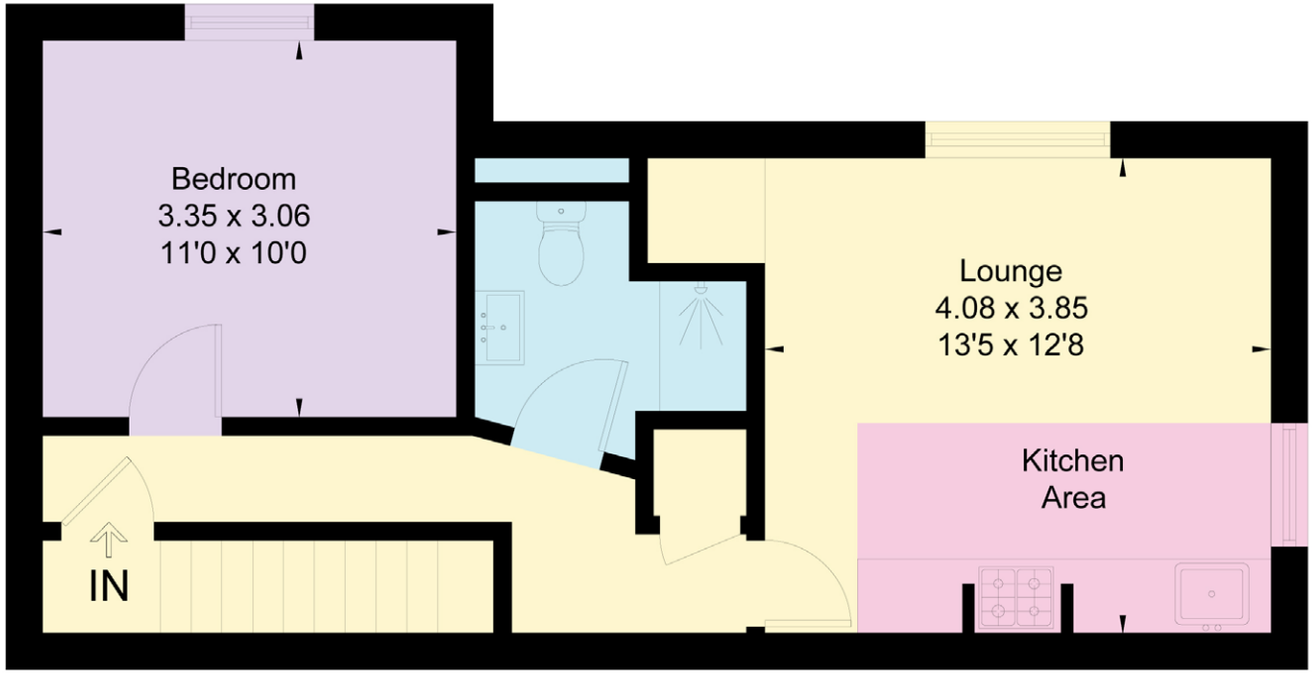








Approximate Floor Area = 38.0 sq m / 409 sq ft



Second Floor

Drawn for illustration and identification purposes only by @fourwalls-group.com # 116091

Contact

Call: 01722 337 575

Email: residential@myddeltonmajor.co.uk

Click: myddeltonmajor.co.uk

Visit: 49 High Street, Salisbury, SP1 2PD

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