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WHITES

Flat 20, Riverside Court 141 Castle Street, Salisbury, Wiltshire, SP1 3SW

Guide Price £250,000 Leasehold

## About The Property

A superb first floor apartment in a recently converted building within the city centre whilst having a fantastic outside balcony area with a good outlook to the river and a parking space and easy walk to all facilities including railway station.

The apartment is approached via steps leading up to a communal hallway with sitting area with another door leading to the inner walkway leading to number 20. The apartment is located to the rear of the block with picture windows from the bedroom and living room onto the large balcony area. The windows are all double glazed and there is electric heating. A private hallway has space for coats and shoes with doors lead off to all rooms. The bathroom has a three piece suite with panel bath and thermostatic shower over with glass protection screen, low level wc with concealed cistern and wash basin with drawers below, tiled walls and ceiling spotlights. The double bedroom has window blind, a door to the balcony and a good recess for storage or wardrobes. The open plan kitchen/living room also has a door to the balcony, wood effect laminate floor, work surface with inset single drainer sink, hob, oven, extractor hood, kitchen cupboards, built in washing machine and window blinds. The balcony has frosted glass screens to sides offering privacy and a good outlook. The parking space is to the rear of the block.

- Fantastic Outside Balcony
- Good Outlook over River
- Large Double Bedroom
- Open Plan Kitchen/Living Room
- Picture Windows
- Double Glazing
- Parking Space
- City Centre Location
- Electric Heating
- Vendor Suited



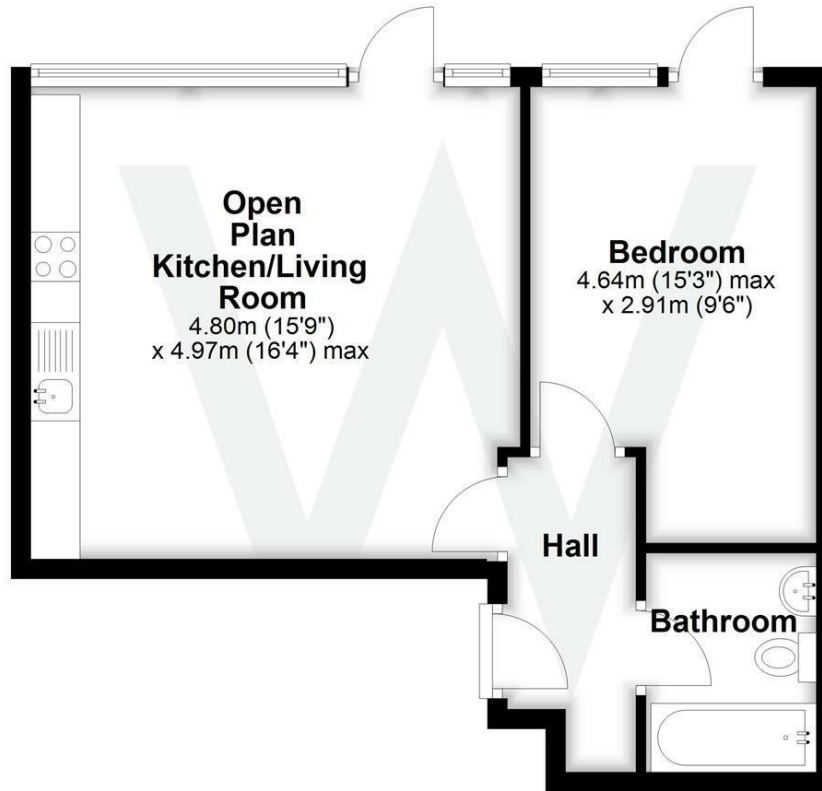
481.30 sq ft





## First Floor

Approx. 44.7 sq. metres (481.3 sq. feet)



Total area: approx. 44.7 sq. metres (481.3 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: B - £2056.73 (2025/2026)

Services : Mains electricity, water and drainage.

Heating: Electric heating.

Tenure: Leasehold: 200 years with 198 remaining.  
Ground rent/Service charge £1.032 pa

Directions : Proceed away from the city centre along Castle Street. Go over the mini roundabout and the property will be seen on the left hand side after a short distance.

What3Words : ///grapes.carbon.chief

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	