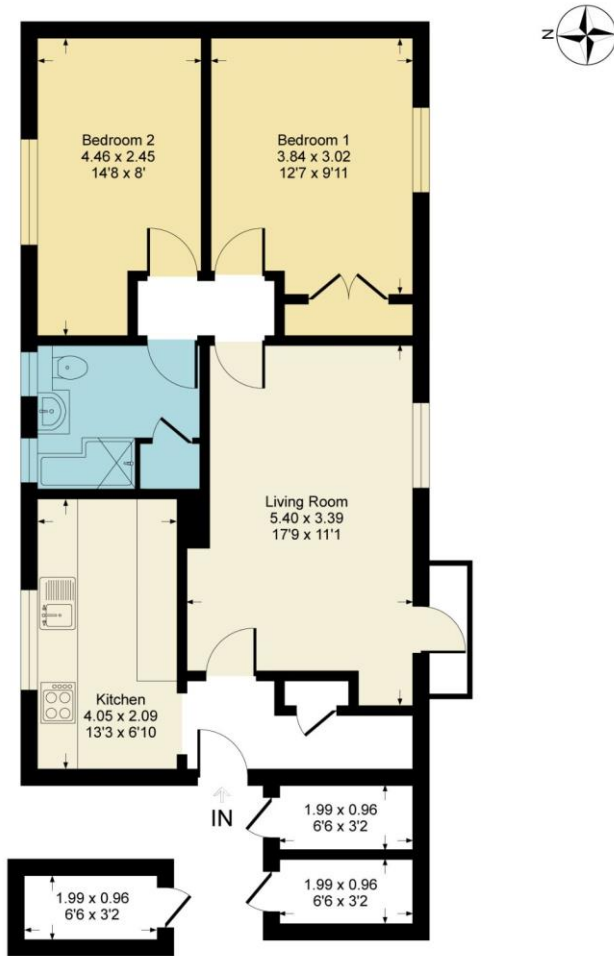


Wilson House, SP9
 Approximate Gross Internal Area = 66.2 sq m / 713 sq ft
 Approximate Outbuilding Internal Area = 1.8 sq m / 20 sq ft
 Approximate Total Internal Area = 68 sq m / 733 sq ft

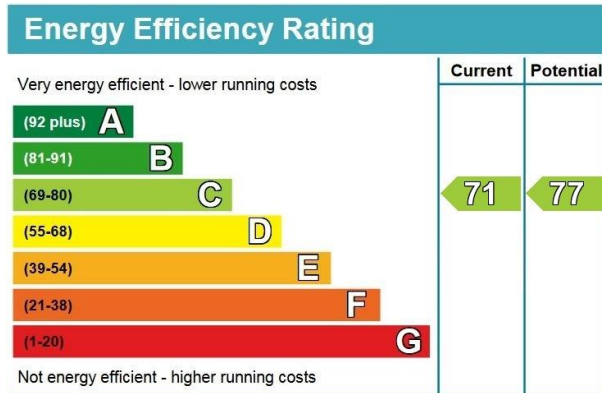


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



Wilson House, Tidworth

Guide Price £137,000



- No Onward Chain
- Generous Built-in Storage
- South Facing Balcony
- Two Double Bedrooms
- Communal Gardens

- Ground Floor Flat
- Living Room
- Kitchen
- Bathroom
- Allocated Parking

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.



DESCRIPTION: Available to the property market with No Onward Chain, this two-double-bedroomed, ground-floor flat is potentially the perfect first purchase or ideal investment opportunity. The property comes with a very healthy remaining lease term and a very reasonable annual management fee. Additionally, the property benefits from an allocated parking space amongst ample communal parking options. The accommodation comprises a communal entrance, with generous built-in storage within the communal entrance hallway which is adjacent to the front door to the property. The flat itself has an entrance hallway, a good-sized living room with a south-facing balcony, a kitchen, two double bedrooms and a bathroom. Outside to the rear is a little used communal garden area with the allocated parking located to the front.

LOCATION: Tidworth sits on the eastern edge of Salisbury Plain, approximately 10 miles west of Andover and 12 miles south of Marlborough with the Cathedral City of Salisbury, with a wide range of shopping and recreational facilities 15 miles to the south. Tidworth itself has many local amenities, including supermarkets, veterinary surgeries, various eateries, a dental practice, pre-school, primary and secondary schools, a leisure/fitness centre & swimming pool. Tidworth is also the home of Tidworth Polo Club, which is the second largest in the country and frequently plays host to royalty. Wilson House is located on Sidbury Circular Road, just off the A338 Salisbury to Marlborough trunk road. The A303 is close by and provides a link to the M3 and on to London as well as the west country. Mainline rail services are available from both Grateley (6 miles) and Andover into London Waterloo or via Pewsey (10 miles) into London Paddington.

OUTSIDE: There are numerous communal parking options to the front of the property, along with the allocated parking space. Pedestrian access to the communal front door and entrance lobby is via a path through a lawned frontage that wraps around Wilson House. To the rear of the property, the communal garden area continues with a gated, usable space including washing lines. Stairs to all floors are accessed from the communal entrance with the built-in storage cupboards just outside the front door, one of which has power. Front door into:

ENTRANCE HALLWAY: Doors to two separate built-in storage cupboards, one housing the gas meter and one housing both the electric meter and consumer unit. Doors to:

LIVING ROOM: Window to the front and an external door accessing a balcony with views across Tidworth. Living flame gas fire set within an original open fireplace on a granite hearth with a matching surround and a wooden mantle. Radiator.

KITCHEN: Window to the rear. Galley-style kitchen with a range of eye and base-level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer, space for a freestanding cooker, space for a fridge freezer, freestanding washing machine and space and plumbing for a dishwasher. Cupboard housing a wall-mounted gas combi boiler (newly installed in November 2025).

BEDROOM ONE: Double bedroom with a window to the front. Double doorway to a built-in wardrobe cupboard. Radiator.

BEDROOM TWO: Double bedroom with a window to the rear. Double doors to built-in wardrobe storage. Radiator.

BATHROOM: Windows to the rear. Tiled flooring and fully tiled walls. Panelled shower-bath with a shower over. Concealed cistern WC, vanity hand-wash basin and a heated towel rail. Door to a built-in, shelved storage cupboard.

TENURE: Leasehold with 155 years remaining of the lease term. Annual service fee of £1680 which includes water rates, buildings insurance and maintenance of the building and the outside space. Peppercorn ground rent paid off during year one of the lease.

SERVICES: Mains drainage, water, gas and electricity are connected. Gas central heating to radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

