



Connells

Avon Place  
Salisbury



### Property Description

Offering to the market, WITH NO ONWARD CHAIN, this well-presented top floor flat in Avon Place, Salisbury. Stairs from the ground floor lead up to this modern flat which has an entrance hall, kitchen which is open plan to the lounge, two bedrooms and a shower room. There is also an allocated parking space. Avon place is situated just outside of the ring road an under a mile by foot to the city centre, with bus services from nearby Southampton Road.

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.



## Entrance Hall

Doors to all rooms and storage cupboard

## Open Plan Kitchen/Lounge

### Lounge

13' 7" x 10' 11" ( 4.14m x 3.33m )

Two skylight windows and Juliet balcony side aspect, open plan to kitchen.

### Kitchen

10' 8" x 8' 2" ( 3.25m x 2.49m )

Comprising wall & base units with work surfaces over, stainless steel sink drainer with mixer tap, oven & hob with extractor unit above, spaces for under counter fridge and freezer and washing machine, skylight window.

### Bedroom One

11' max x 9' 1" ( 3.35m max x 2.77m )

Fitted double wardrobe, Juliet balcony side aspect

### Bedroom Two

10' 4" x 7' 3" ( 3.15m x 2.21m )

Skylight window with fitted blackout blind

### Shower Room

Comprising walk in double shower, pedestal wash hand basin, WC, heated towel radiator. Cupboard housing central heating boiler. Skylight window.

## Outside

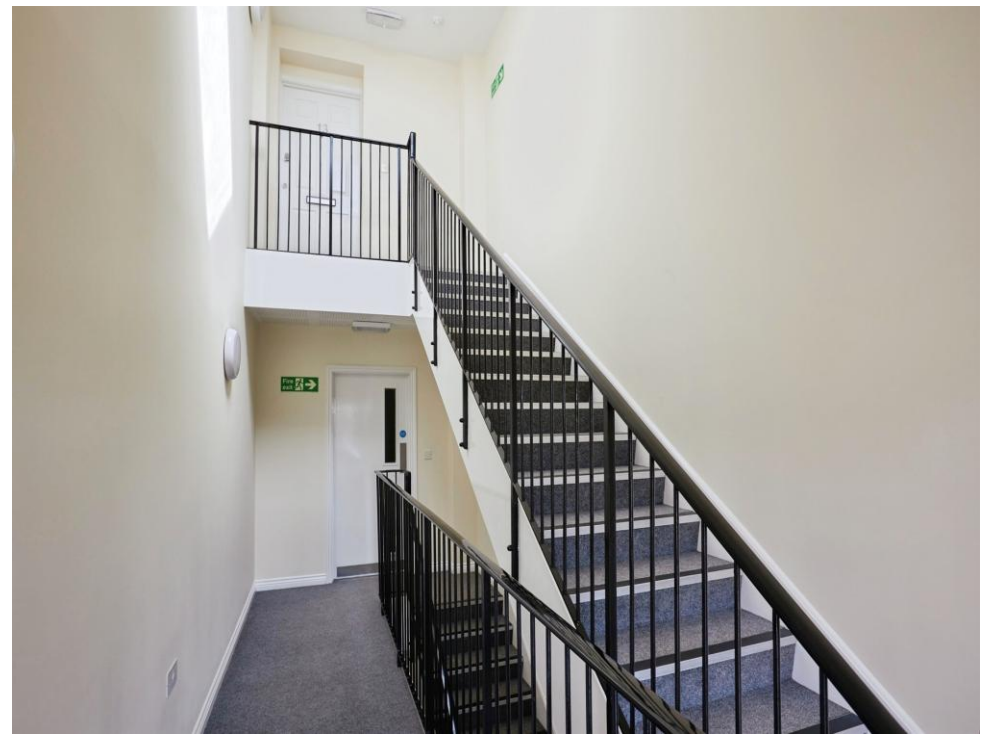
### Communal Gardens

Neatly maintained communal gardens with mature trees and shrubs

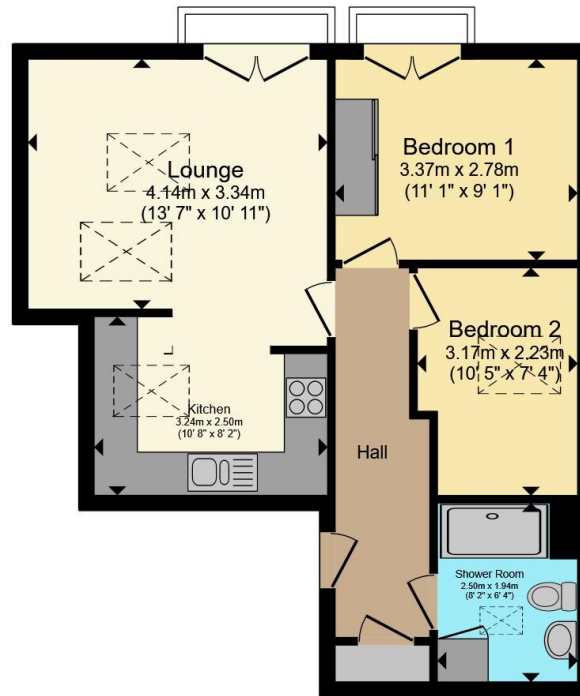
### Parking

Allocated parking space for one vehicle.









**Top Floor**

Total floor area 52.6 m<sup>2</sup> (567 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01722 328 562**  
**E [salisbury@connells.co.uk](mailto:salisbury@connells.co.uk)**

46-50 Castle Street  
 Salisbury SP1 3TS

EPC Rating: C Council Tax Band: B

Service Charge: 1713.00

Ground Rent: 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SAL308398](http://connells.co.uk/Property/SAL308398)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SAL308398 - 0004