



Connells

Augustine Court Spire View
SALISBURY



Property Description

Offering to the market this well presented, ground floor flat in the ever popular Spire View development. The deceptively spacious flat has an open plan kitchen/lounge/diner, two bedrooms, and a shower room. Benefiting from no onward chain, this flat is situated in walking distance of both the city centre and railway station. Ideal for first purchasers, downsizers or investors.

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 kitchen, bedrooms and shower room.

Kitchen/Diner/Lounge

23' 5" max x 17' 11" max (7.14m max x 5.46m max)

Kitchen: Comprising wall and base units with work surfaces above, built in oven with inset hob and extractor above, stainless steel sink drainer with mixer tap, space for washing machine and under counter fridge freezer, water softener under sink, breakfast bar with newly fitted soft close drawers below & space for under counter freezer on the dining room side.

Diner: space for dining table & chairs

Lounge: Bay window front aspect, space for sofa & chairs & lounge furniture

Bedroom One

9' 5" x 11' 8" (2.87m x 3.56m)

Double built in wardrobe, window front aspect

Bedroom Two

10' 8" max x 11' 8" max (3.25m max x 3.56m max)

Two windows front aspect

Shower Room

Comprising double walk-in shower with glass screen, pedestal wash hand basin, WC, heated towel radiator, extractor fan Shaver point, bathroom cabinet with light above and heated mirror.

Outside

Communal Hall

Private post boxes, exit doors to front and rear of block.

Storage Cupboard

Large private storage cupboard accessed from communal hall, carpeted and electric light.

Parking

Allocated parking space









To view this property please contact Connells on

T 01722 328 562
E salisbury@connells.co.uk

46-50 Castle Street
Salisbury SP1 3TS

EPC Rating: B Council Tax
Band: C

Service Charge:
2248.88

Ground Rent:
125.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL308222

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. 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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SAL308222 - 0003

