



**Flat 18 The Cloisters London Road, Amesbury Salisbury SP4 7JX**

**welcome to**

**The Cloisters London Road, Amesbury Salisbury**

Situated within the sought-after development of The Cloisters on London Road, this well-presented two-bedroom apartment offers comfortable and convenient living close to Amesbury town centre.



### Entrance Hall

Carpet and access to all rooms and airing cupboard

### Living Room

18' x 11' 9" ( 5.49m x 3.58m )

Carpet, heater, rear aspect double glazed window.

### Kitchen

11' 9" x 5' 9" ( 3.58m x 1.75m )

Vinyl flooring, electric hob, built in oven, upper and lower cabinets

### Bedroom One

18' 1" x 8' 2" ( 5.51m x 2.49m )

Carpet, heater, rear aspect double glazed window

### Bedroom Two

14' 2" x 6' 7" ( 4.32m x 2.01m )

Carpet, heater, rear aspect double glazed window

### Shower Room

Wet room style with shower, w/c and sink. Side aspect double glazed window



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**view this property online** [fox-and-sons.co.uk/Property/AME105802](http://fox-and-sons.co.uk/Property/AME105802)



welcome to

## The Cloisters London Road, Amesbury Salisbury

- Two Bedroom Apartment
- Three Piece Bathroom - New Shower and W/C
- Communal Garden
- Laundry Room
- Individual Storage Cupboard

Tenure: Leasehold EPC Rating: D

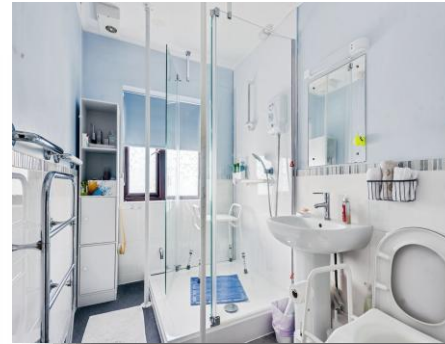
Council Tax Band: B Service Charge: 346.55

Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£105,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/AME105802](https://fox-and-sons.co.uk/Property/AME105802)



Property Ref:  
AME105802 - 0008

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



**01980 624155**



Amesbury@fox-and-sons.co.uk



49 Salisbury Street, AMESBURY, Wiltshire, SP4  
7AW



**fox-and-sons.co.uk**