



**Flat 14, 49-61 St. Edmunds Church Street, Salisbury, Wiltshire, SP1 £325,000 Leasehold - Share of Freehold 1FD**

**A well proportioned first floor apartment in a popular city centre development with a parking space and balcony area. No chain.**

### **Property Specifics**

The accommodation is arranged as follows, all measurements being approximate:

### **Description**

The property is a light and airy, modern and well appointed first floor apartment, with a south facing aspect which is offered to the market with no chain. There is a communal entrance hallway accessed via an entrance intercom phone and the well proportioned accommodation comprises a private entrance hallway, and a sitting/dining room which leads to a fitted kitchen. There are two bedrooms and the main bedroom has an en suite bathroom. There is a family bathroom and the property also benefits from PVCu double glazing, gas central heating and a balcony area leading from the sitting room. There is also a parking space plus three visitor spaces together with well tended communal gardens and communal bin and bike storage areas. St Edmunds Gate is a level and convenient distance from the city centre which has an excellent range of amenities including a train service to London Waterloo.

### **Communal entrance hall**

Entrance intercom phone, stairs to first floor, private front door to;

### **Entrance hall**

Radiator, cupboard with shelving and electric fusebox, entrance intercom phone, wall mounted thermostat.

### **Sitting/dining room**

Window and glazed door to front and balcony area, TV point, radiator, space for table and chairs, double doors to;

### **Kitchen**

Fitted with base and wall units with work surfaces over and tiled splashbacks, sink and drainer with mixer tap, space/plumbing for washing machine, space for fridge/freezer, integrated electric oven and hob with extractor over.

### **Bedroom one**

Window to front, radiator, door to;

### **En-suite bathroom**

Fitted with a white suite comprising panelled bath, low level WC, pedestal wash hand basin, radiator, part tiled walls, inset spotlights, extractor, strip light and shaver point.

### **Bedroom two**

Window to front, radiator.

### **Shower room**

Fitted with a white suite comprising shower cubicle, low level WC, pedestal wash hand basin, radiator, strip light and shaver point, extractor.

### **Outside**

The property enjoys a south facing balcony area. There are extremely well looked after communal gardens with well stocked flower borders and well tended lawn. There are separate bin and a lockable storage areas (for bikes, tools etc) together with an allocated parking space and three visitor spaces. There is also a tap and space to wash cars.

### **Tenure**

Leasehold with a share of the freehold from 1st January 1999. The 2024 annual service charge was £1656.10.

### **Outgoings**

The Council Tax Band is ' D ' and the payment for the year 2025/2026 payable to Wiltshire Council is £2644.36.

### **Services**

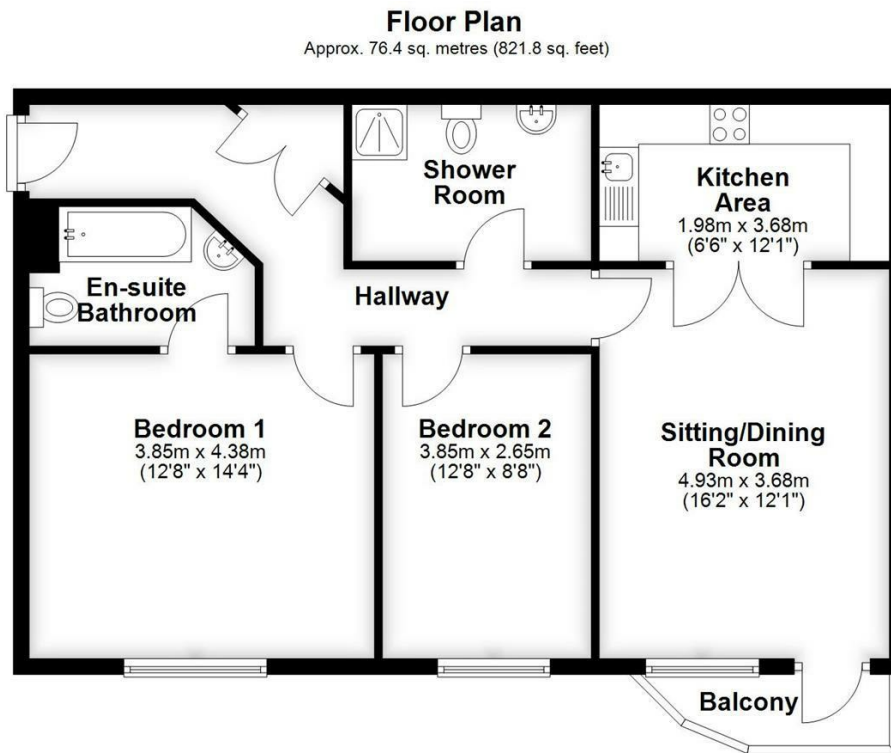
Mains gas, water, electricity and drainage are connected to the property.

### **Directions**

From our office in Castle Street proceed opposite in to Scots Lane. At the junction continue forwards in to Bedwin Street and take the second right in to St Edmunds Church Street. Continue forwards at the next junction and the development can be found on the right hand side.

### **WHAT3WORDS**

What3Words reference is: [///cloak.relax.legend](https://www.what3words.com/cloak.relax.legend)



Total area: approx. 76.4 sq. metres (821.8 sq. feet)



| Energy Efficiency Rating                                  |         |           |
|-----------------------------------------------------------|---------|-----------|
|                                                           | Current | Potential |
| Very energy efficient - lower running costs               |         |           |
| (92 plus) <b>A</b>                                        |         |           |
| (81-91) <b>B</b>                                          | 85      | 85        |
| (69-80) <b>C</b>                                          |         |           |
| (55-68) <b>D</b>                                          |         |           |
| (39-54) <b>E</b>                                          |         |           |
| (21-38) <b>F</b>                                          |         |           |
| (1-20) <b>G</b>                                           |         |           |
| Not energy efficient - higher running costs               |         |           |
| England & Wales<br><small>EU Directive 2002/91/EC</small> |         |           |

**WHITES**  
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