20 Magdalene Court, Gigant Street, Salisbury, SP1 2DL



Myddelton & Major

We are proud to present

20 Magdalene Court

Gigant Street, Salisbury, SP1 2DL

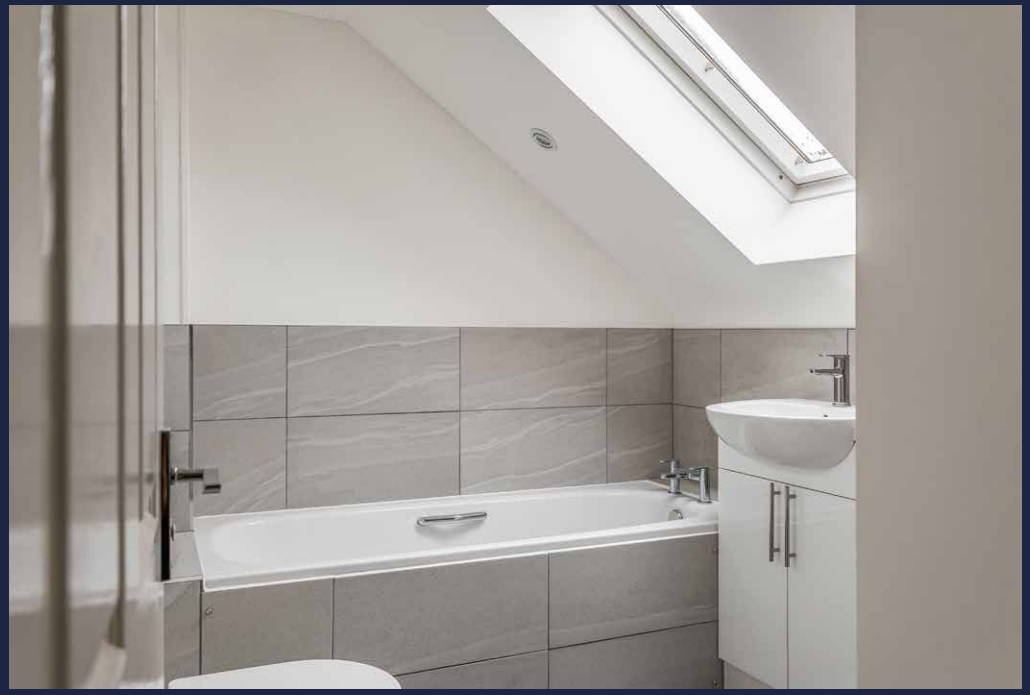
Contemporary living in the heart of Salisbury, recently renovated with allocated parking.

- Recently renovated throughout to an excellent standard
- Two-bedroom apartment
- Bright and spacious sitting room with plenty of natural light
- Modern fitted kitchen with white gloss units and marble-effect worktops
- Contemporary shower room plus a separate renovated main bathroom
- Useful study area on the upper-floor landing
- Allocated parking space within the gated area to the rear
- Highly convenient city-centre location, close to Salisbury's shops and amenities

Myddelton & Major









20 MAGDALENE COURT

A superb opportunity to acquire a recently renovated two-bedroom apartment in the heart of Salisbury, offering bright and well-planned accommodation, gated and allocated parking. The apartment is arranged over the second and third floors and has been thoughtfully renovated to make excellent use of the available space.

Upon entering the property, the hallway provides access to the accommodation, with stairs leading to the upper floor. The recently renovated kitchen features a range of white high gloss wall and base units, complemented by marble-effect worktops and grey-effect splashback. The boiler and heating system were replaced in 2021. There is an electric hob and oven, together with space for washing machine, tumble dryer and fridge freezer. A window overlooking the rear of the building allows natural light into the room.

The contemporary shower room is designed with practicality in mind and comprises a hand basin with storage beneath, a large shower and a white WC, with modern grey tile finishes. The apartment's standout living space is the generous sitting room that enjoys an abundance of natural light and offers excellent flexibility for both living and dining areas. A feature fireplace with white surround and electric fire provides an attractive focal point and adds to the character of the room.

Stairs lead to the upper floor, where the useful landing area is currently arranged as a study. This versatile space could continue to be used as a home office or study area or adapted to suit the individual owner's requirements. The main bathroom has been beautifully renovated and comprises a bath, WC and built-in wash hand basin with storage, making practical use of the available space. There are two good-sized bedrooms, both enjoying plenty of natural light and attractive outlooks. One bedroom has a good range of built-in storage and access to the loft space.

Magdalene Court was built around 2001, the property occupies an excellent position for those wanting to enjoy the convenience of city-centre living, with Salisbury's shops and amenities within easy walking distance.

Overall, this is an exciting opportunity to acquire a bright, spacious and recently renovated two-bedroom apartment, offering contemporary accommodation, flexible living space, gated allocated parking and a convenient Salisbury location.



ADDITIONAL INFORMATION

Services : All mains services are connected, mains water and electricity, mains drainage. Gas fired central heating. Ofcom suggest all major mobile networks offer good service and Ultrafast broadband is available

Tenure: Leasehold, 999 years (998 years remaining). Service Charge: £4,815.27 for 2026

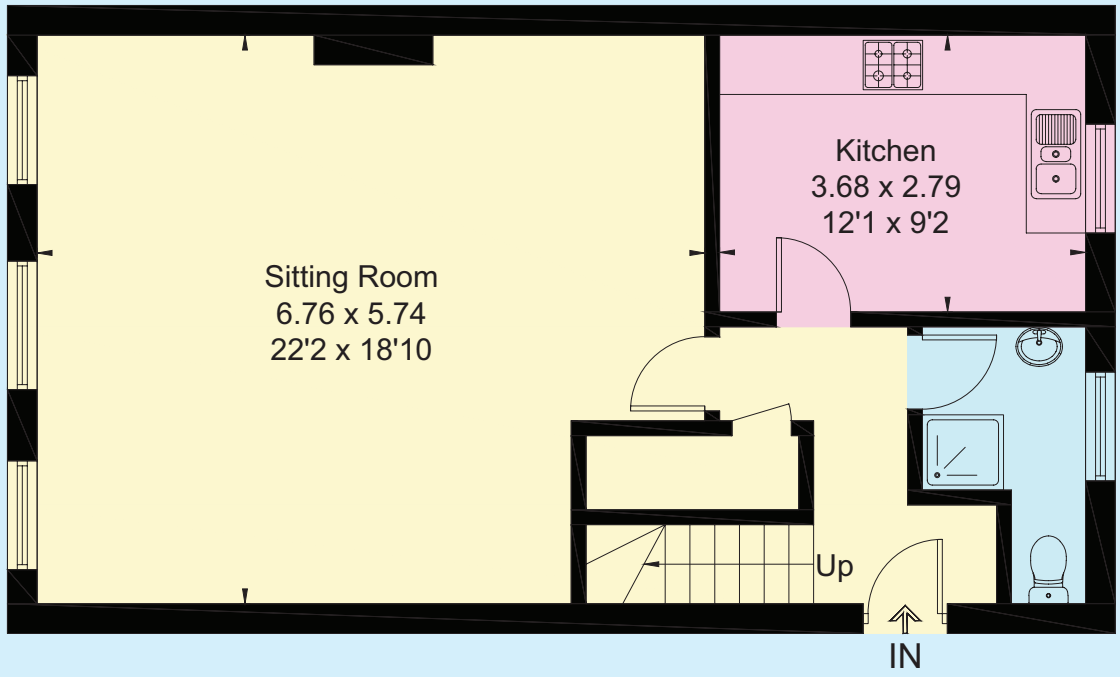
Council Tax : Band E

EPC: C (79)

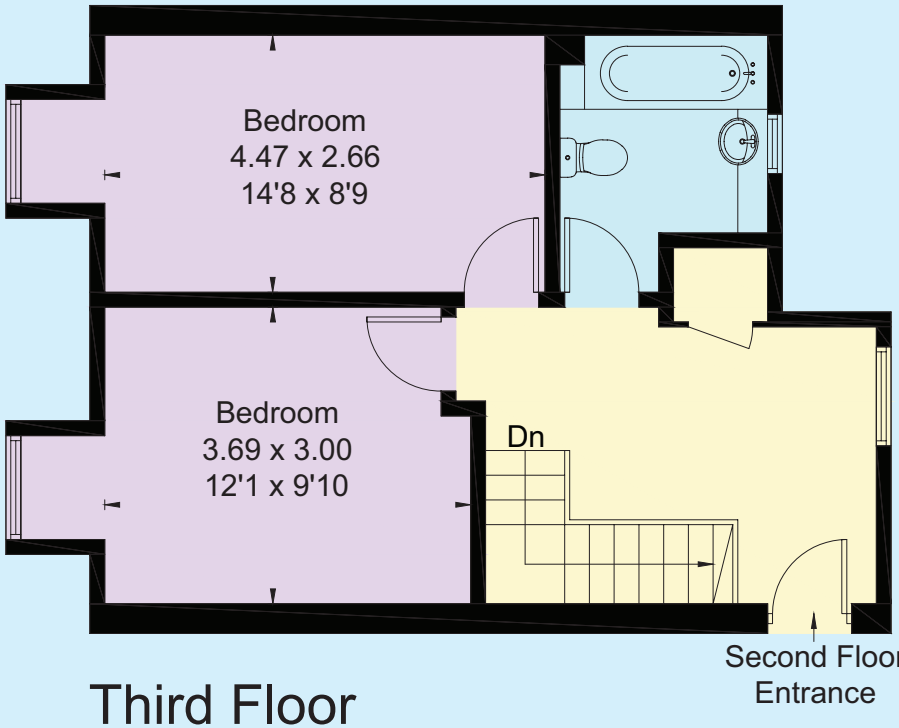
Fixtures and Fittings : Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale (take out the garden reference for flats etc)

Viewings : Strictly by appointment with the sole selling agents Myddelton & Major

Approximate Floor Area = 104.5 sq m / 1125 sq ft



Second Floor



Third Floor

Myddelton & Major™

Contact

Call: 01722 337 575

Email: residential@myddeltonmajor.co.uk

Click: myddeltonmajor.co.uk

Visit: 49 High Street, Salisbury, SP1 2PD