



**Connells**

Old Granary Lane  
Amesbury Salisbury



## Property Description

A GROUND FLOOR apartment located in this small select development close to the town centre. The apartment is offered with no onward chain and features a 21' hallway, 17' x 14' 5" max living room and two good bedrooms.

## Communal Entrance Hall

### 21' Entrance Hall

Built in cupboards..

## Lounge/ Dining Room

17' 6" x 14' 5" narrowing to 9' 7" ( 5.33m x 4.39m narrowing to 2.92m )

Double aspect to side and rear.

## Kitchen

10' x 5' 3" ( 3.05m x 1.60m )

Comprising a single drainer sink unit, range of wall and base level units, built in oven, inset hob unit with concealed hood over, space for washing machine, further appliance space.

## Bedroom One

13' x 9' 8" ( 3.96m x 2.95m )

Rear aspect.

## Bedroom Two

10' x 6' 6" ( 3.05m x 1.98m )

Side aspect.

## Bathroom

Comprising a panel enclosed bath with mixer taps and shower attachment, wash hand basin and WC.

## Outside

## Communal Gardens

Surround the property.

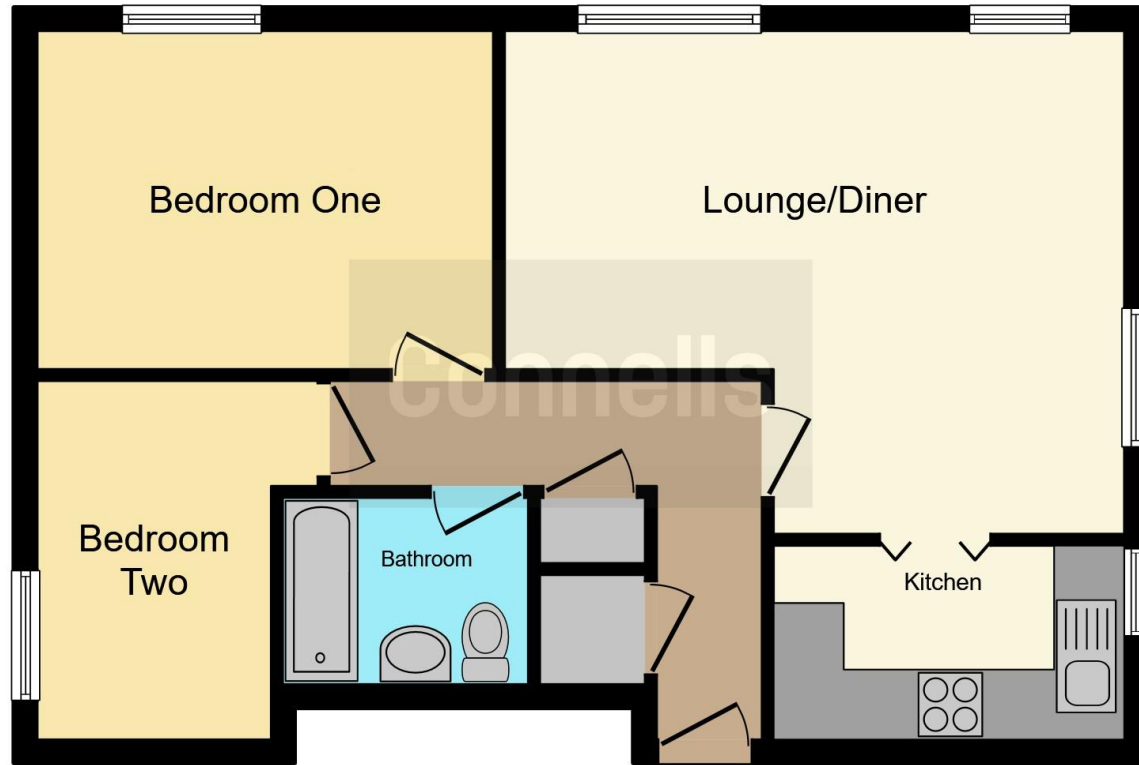
## Parking

Allocated.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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Unit 3 23 Salisbury Street AMESBURY  
SALISBURY SP4 7AW

EPC Rating: D Council Tax  
Band: A

Service Charge: 900.00 Ground Rent:  
10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ABY308362](http://connells.co.uk/Property/ABY308362)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1990. 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.

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