



Connells

Avon Villa. Barker Close
Salisbury



Property Description

This high specification ground floor two bedroom apartment located in a unique and modern retirement village just off the Wilton Road in Salisbury. A light and airy property with open plan living space and good sized bedrooms this is an ideal purchase great transport links to Salisbury city centre.

Kitchen/ Lounge

Kitchen;

Comprising wall and base units with work surfaces over, sink unit with mixer taps, integrated oven, inset hob with concealed hood over, raised microwave, built in and concealed fridge/freezer, concealed washing machine, open to the lounge and downlighter spots.

Lounge Area;

Open plan living with bay window to front, dual aspect to front and side, open to rear hall.

Hall

Door to shower room, storage cupboard, bedrooms one and two.

Bedroom One

13' 8" max x 13' 1" max (4.17m max x 3.99m max)

Dual aspect to side and rear.

Bedroom Two

13' x 10' 10" (3.96m x 3.30m)

Built in wardrobe, rear aspect.

Shower Room

Comprising double shower with rainfall attachment over, shower attachment and glass screen, vanity unit with inset wash hand basin with mixer taps, concealed cistern WC and heated towel rail.

Outside

Parking

Allocated parking available to rent from Platinum Skies.









Total floor area 70.3 m² (757 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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46-50 Castle Street
 Salisbury SP1 3TS

EPC Rating:
 Awaited

Council Tax
 Band: E

Service Charge:
 6663.23

Ground Rent:
 714.96

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL308477

This is a Leasehold property with details as follows; Term of Lease 132 years from 29 Aug 2023. 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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