



2 Dimmer Drive, Wilton, Salisbury, Wiltshire, SP2 0FL

£200,000 Leasehold

## About The Property

The property is a modern, purpose built ground floor flat, built in 2018 and offered with vacant possession.

The property is accessed via a communal entrance hallway and secure entry system. The well proportioned accommodation comprises an entrance hallway which has a storage/utility cupboard with plumbing for a washing machine and an entrance intercom phone.

There is an open plan sitting/dining room with a kitchen area. This enjoys a double aspect with an attractive square bay window, a media plate and wood effect flooring. The kitchen has a good range of cream fronted base and wall units with integrated electric oven, grill, four ring hob, extractor, fridge/freezer and tumble dryer.

There are two bedrooms and the main bedroom has an en-suite shower room. There is also a large bathroom, both having contemporary white suites. Further benefits include PVCu double glazing and gas central heating. To the rear of the block is a residents car park with one allocated parking space.

Wilton has a good bus service (including the nearby Park and Ride) providing convenient access into Salisbury, which offers an excellent range of shopping, educational, leisure and cultural facilities as well as a mainline railway station with connections to the West Country and London (Waterloo). Wilton itself supports a good range of amenities including a primary school, public houses, doctors surgeries and dentist and convenience store with a post office.



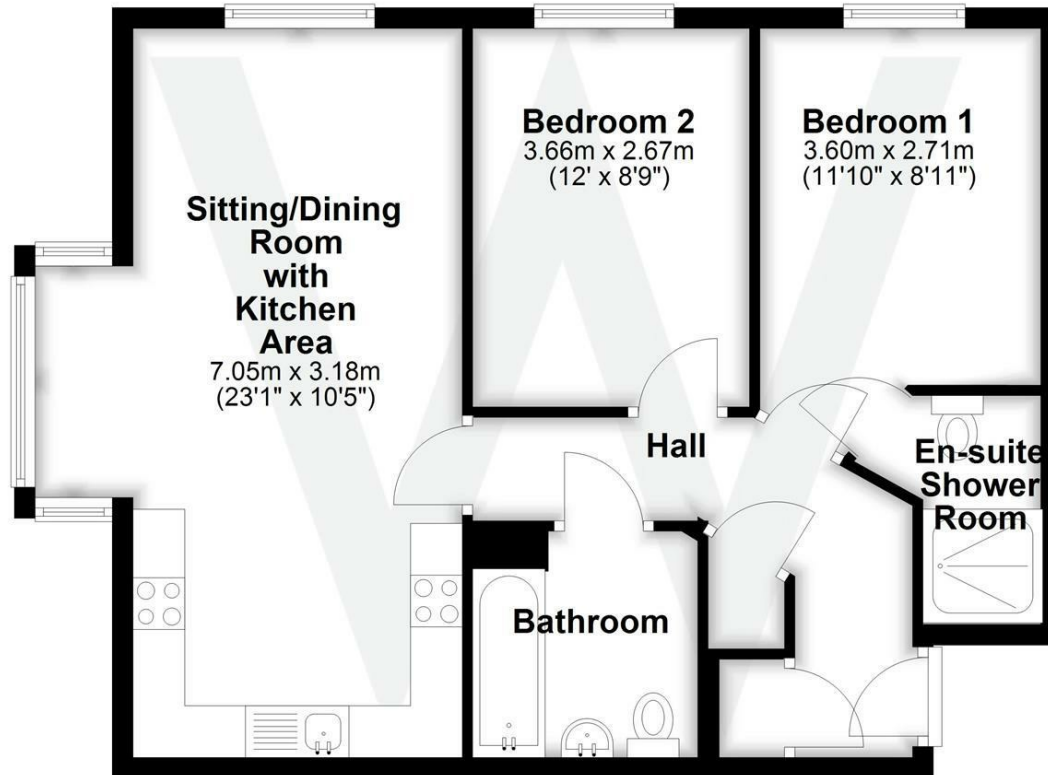
- Ground floor apartment
- Two bedrooms
- Open plan sitting/dining with kitchen area and integrated appliances
- En suite to master
- Bathroom
- PVCu DG and Gas CH
- Allocated parking space
- No chain





## Floor Plan

Approx. 62.1 sq. metres (668.2 sq. feet)



Total area: approx. 62.1 sq. metres (668.2 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: B - £1880.84 (2025/2026)

Tenure: Leasehold for a term of 999 years from 2017. Service charge: Last 6 months was £893.07. Ground rent £125 every 6 months.

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators

Directions: Leave Salisbury along the A36 Wilton Road and upon reaching Wilton turn right at the roundabout into The Avenue. Proceed up the hill before taking the

What3words: ///suround.invented.disco

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 