



4 Grosvenor Court Mill Road, Salisbury, Wiltshire, SP2 7RU

£190,000 Leasehold - Share of Freehold

## About The Property

The property is a well proportioned, top (third) floor flat situated within a purpose built block with easy access to both the city centre and the railway station. It is presented in excellent order throughout and has excellent far reaching views due to its elevated position within the block.

The front door is accessed from a large communal landing area that has full height windows, The private hallway has an entrance intercom phone and a high level fusebox.

There is an L-shaped sitting/dining room which enjoys a double aspect and a new night storage heater and there is ample space for a table and chairs.

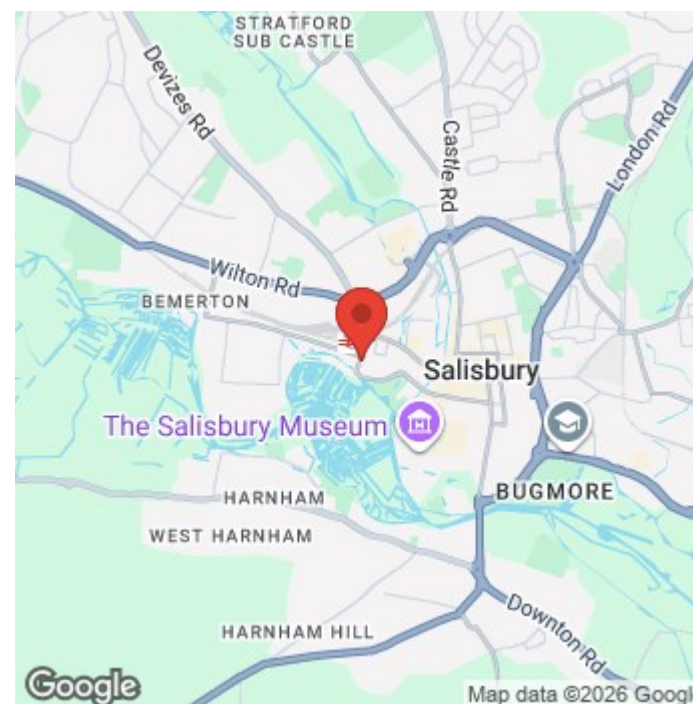
The kitchen has a good range of base and wall units and has an integrated electric oven and hob with space for further appliances.

All other rooms lead from an inner hallway. There is a double bedroom and a good sized second bedroom and both of these rooms have electric heaters. The bathroom has a white three piece suite with part tiled walls and a shaver point.

Further benefits include PVCu double glazing and communal parking. There is also an area of lawned communal garden and a clothes drying area.

Grosvenor Court lies within 10 minutes walking distance of the city centre which has an excellent range of shopping and recreational amenities and the railway station serving London Waterloo is located nearby.

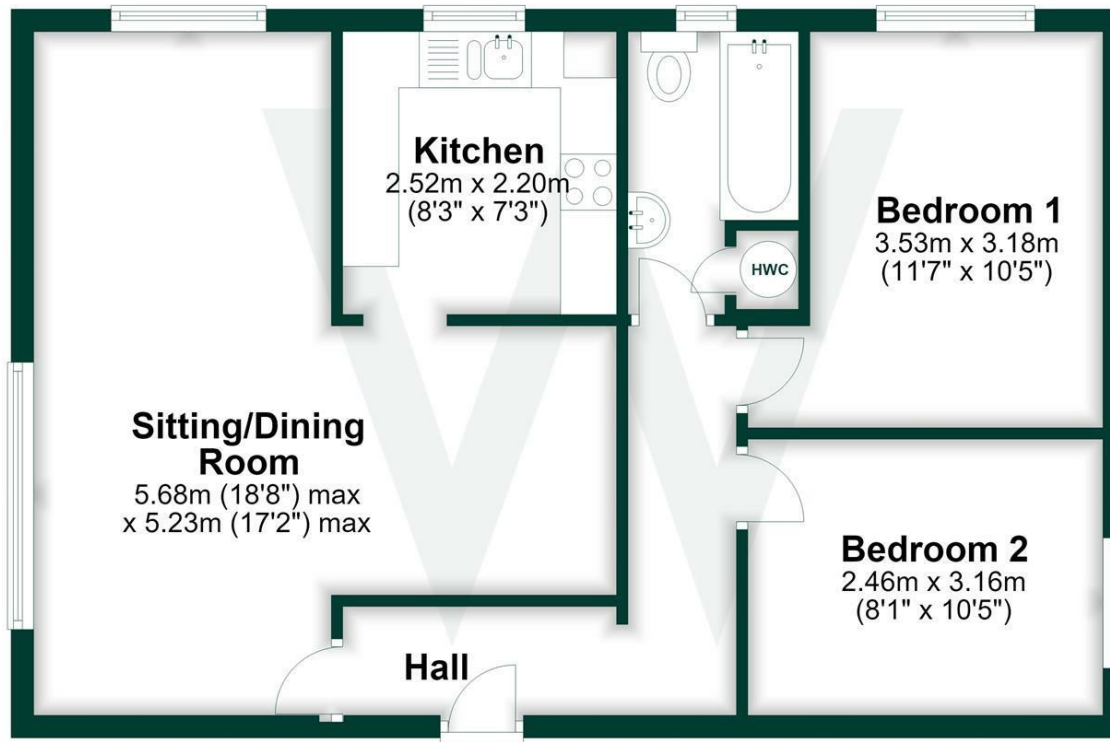
- Third floor (top) apartment
- Two bedrooms
- L-shaped sitting/dining room
- Kitchen
- Bathroom
- Far reaching elevated views
- PVCu DG
- Communal parking area
- Communal garden
- Close to city and railway station





## Floor Plan

Approx. 57.8 sq. metres (622.5 sq. feet)



Total area: approx. 57.8 sq. metres (622.5 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: B - £2160.35 (2026/2027)

Tenure: Leasehold - Share of Freehold. Leasehold with a term of 999 years from 2013. Service charge £100 per month. Each flat owner also owns 1/12 of the company that owns the freehold of the building. Services: Mains electricity, water and drainage.

Heating: Electric heating.

Directions: From our office in Castle Street proceed away from the city centre and at the roundabout turn left onto the ring road. At the next roundabout turn left into Fisherton Street and after passing under the railway bridge, turn right towards the train station at the mini-roundabout. At the next mini-roundabout turn left into Mill Road and Grosvenor Court can be found on the left hand side by the next mini-roundabout.

What3words:///lifted.intelligible.tribal

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 76        |
| (55-68) <b>D</b>                            | 59                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |