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WHITES

Flat 17, Bartholomew Court Spire View, Salisbury, Wiltshire, SP2 7GB

£170,000 Leasehold

## About The Property

A really SPACIOUS one bedroom flat quietly tucked away behind an area of green space in this popular development on the edge of the city centre, offered in truly excellent order throughout.

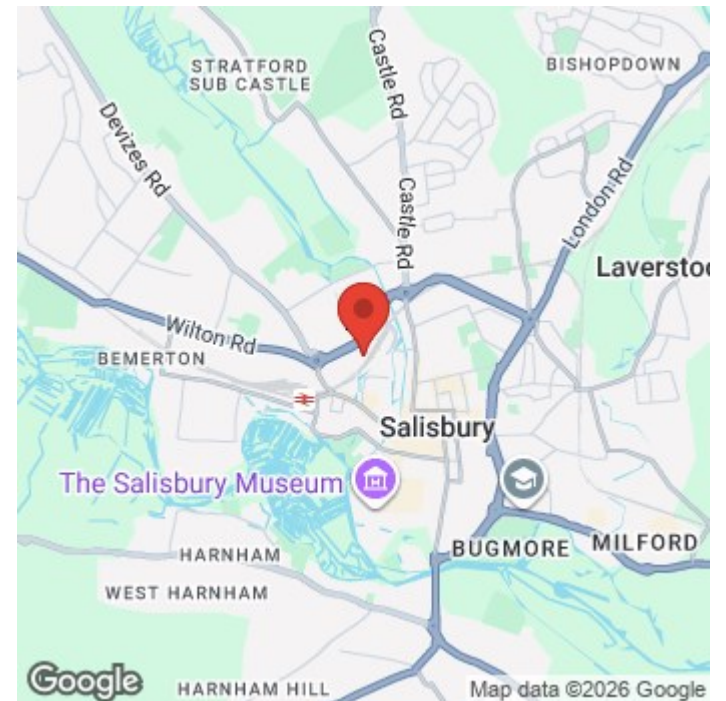
This ground floor flat is larger than average at 575 sq.ft and offers spacious rooms with all the windows facing west for afternoon and evening sunshine. It has recently been redecorated throughout and is offered with NO ONWARD CHAIN. Central heating is from an electric boiler to radiators and the windows are fully double glazed. There are communal garden areas and an allocated parking space plus visitors parking.

The property is entered via a communal hallway with entrance intercom system. A solid front door leads into the entrance hall which has a large cupboard housing the wall mounted boiler, hot water tank and also offers storage. The main bedroom is a good double with built in wardrobes with sliding doors. The bathroom has a white suite of panel bath with thermostatic shower over and rail, low level wc and wash hand basin. This also has part tiled walls, wood effect flooring and an extractor fan. The lounge and kitchen consists of an unusually spacious open plan room with two windows facing west in the lounge area whilst the kitchen area has wood effect work surfaces with cupboards and drawers beneath, ample appliance space and plumbing, one and a half bowl stainless steel sink unit, built in gas hob with extractor hood over and electric oven, tiled splashbacks.

Outside is a good area of lawn with hedges to sides together with silver birch trees creating a sylvan setting. There is an allocated parking space to the east of the block and there are visitors spots.



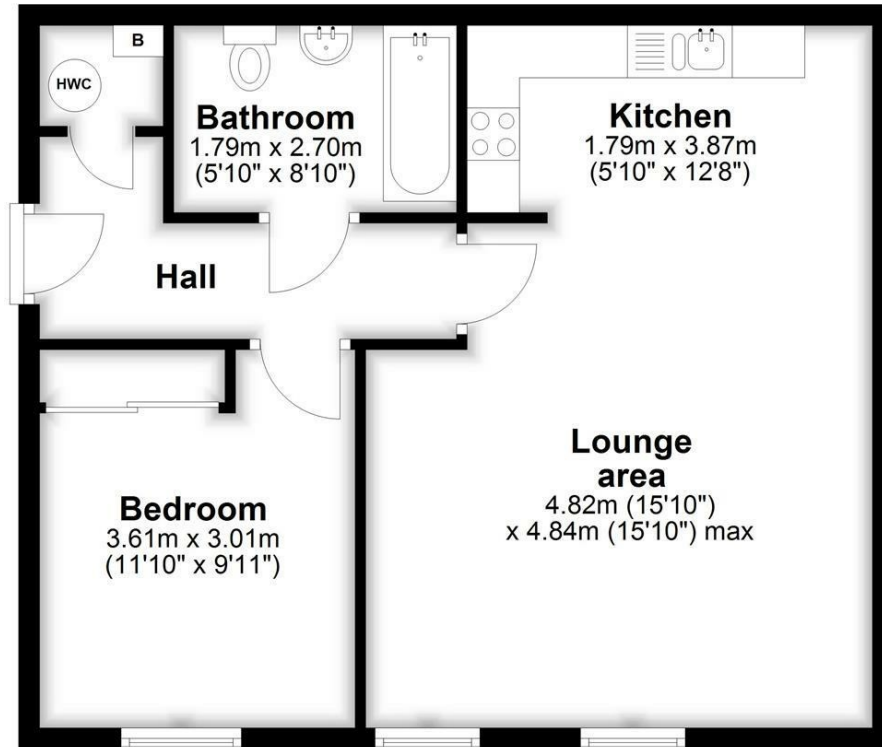
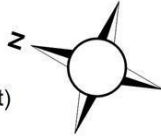
- NO ONWARDS CHAIN
- EXCEPTIONALLY SPACIOUS
- Ground Floor Flat
- Tucked Away Position
- Easy Walk to City
- Central Heating
- Double Glazing
- Parking Space





## Ground Floor

Approx. 53.3 sq. metres (573.9 sq. feet)



Total area: approx. 53.3 sq. metres (573.9 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: B - £2160.35 (2026/2027)

Tenure: Leasehold with a 125 year lease from 1 January 2005. 104 Years remaining. The annual ground is £125.00 and the annual service charge for 2026/2027 is £2248.00.

Services: Mains, electricity, water and drainage.

Heating: Electric heating with radiators

Directions: From our office in Castle Street proceed north, over the mini roundabout and at the next roundabout turn left onto the ring road. At the next roundabout (St Paul's) turn left into Fisherton Street and take the next left hand turn. At the mini-roundabout turn right and proceed onto the Spire View development. Bartholomew Court can be found on the left.

What3words: ///doing.phones.those

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	