

# 1 Burden Drive, Bishopdown, Salisbury, SP1 3QG



 Myddelton & Major

We are proud to present

# 1 Burden Drive

## Bishopdown, Salisbury, SP1 3QG

**An immaculately presented and generously proportioned one bedroom, ground floor apartment, with parking space**

- No onward chain
- Ground floor
- Modern kitchen with open plan sitting room
- Bedroom with ensuite and separate cloakroom
- Parking for one vehicle
- EPC B (81)







# The Property

Leading off to the left of the entrance hall of the property is the well-proportioned and beautifully presented open plan living space with a smart, contemporary kitchen, which includes an integrated Fridge/Freezer, Washing Machine, Dishwasher and Gas Hob with separate single electric oven. The sitting room area is light filled by a large window and double UPVC doors.

To the other side of the entrance hallway is the apartment's double bedroom, an inviting dual aspect space with fitted storage/wardrobe, there is a modern ensuite shower room which has a shower cubicle, handbasin and WC.

A separate WC can be accessed from the entrance hallway.

There is a small patio area which is accessible from the sitting room area which could accommodate a bistro table and chairs.

## Location

Burden Drive enjoys easy access to the city centre by car or public transport. Bishopdown has a good range of day to day amenities including a convenience store, community centre and Parkwood Health and Fitness Centre.

Salisbury city centre has an excellent range of facilities - shopping, leisure, educational and cultural as well as the well thought of Playhouse theatre and the market square which hosts a twice weekly charter market.

Salisbury train station is under  $\frac{3}{4}$  mile across town with trains direct to London Waterloo. Journey time approximately 90 minutes.

## Additional Information

**Services:** All mains services are connected. Gas central heating, mains water and drainage. Ofcom suggests that all major mobile networks offer good service and Superfast broadband is available.

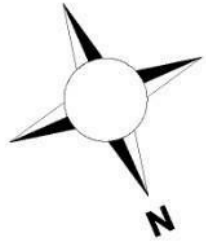
**Tenure:** Leasehold: 125 years from 2017 (116 years remaining). Service charge of £2,335.76 per annum, ground rent £200.00 per annum

**Council Tax Band:** Band A

**EPC rating:** B (81)

**Square Footage:** 508





**Burden Drive**  
Approximate Gross Internal Area  
Total = 508 Sq Ft / 47.17 Sq M

**Sitting Room / Kitchen**  
22'7 x 11'3  
(6.86m x 3.41m)

**Bedroom**  
12'6 x 10'1  
(3.79m x 3.07m)

↑  
**IN**

**GROUND FLOOR**



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



## Contact

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