



**Connells**

Magdalene Court Gigant Street  
Salisbury



### Property Description

This no chain three bedroom top floor apartment, with lift access, located in the heart of Salisbury City centre. Offering a gated private car park with an allocated parking space, en-suite to main bedroom and characteristics features. Salisbury offers a range of entertainment, shopping and cultural facilities.



### Entrance Hall

An L shape hall with storage cupboard, access to all bedrooms, bathroom and kitchen.

### Lounge/ Dining Room

19' 1" x 13' 10" ( 5.82m x 4.22m )

Fire place, fitted wall cabinets, bay window with window seat, further window front aspect.

### Kitchen

13' 11" x 8' 7" ( 4.24m x 2.62m )

Comprising wall and base units with work surfaces above, drainer sink and a half unit with mixer tap, raised oven and grill, hob with concealed hood over, breakfast bar, sash window to front aspect.

### Bedroom One

15' 1" x 9' 11" ( 4.60m x 3.02m )

Built in wardrobe, door to en-suite, rear aspect.

### En-Suite

Comprising a shower cubicle with integral shower, pedestal wash hand basin and WC.

### Bedroom Two

14' 6" x 7' 8" ( 4.42m x 2.34m )

Built in wardrobe, rear aspect.

### Bedroom Three

13' 11" x 8' 11" ( 4.24m x 2.72m )

Built in wardrobe, front aspect.

### Four Piece Bathroom

Comprising a panel enclosed bath with shower above, pedestal wash hand basin, bidet, WC

### Parking

Electric gates to parking area with one allocated parking space.







MAGDALENE  
COURT  
☎ To Nos. 11-21  
➡ To Nos. 1-10

To view this property please contact Connells on

**T 01722 328 562**  
**E [salisbury@connells.co.uk](mailto:salisbury@connells.co.uk)**

46-50 Castle Street  
Salisbury SP1 3TS

EPC Rating: C    Council Tax  
Band: E

Service Charge:  
2860.04

Ground Rent:  
85.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SAL307570](https://www.connells.co.uk/Property/SAL307570)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Oct 2000. 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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