



Flat 1, The Woolstore High Street, Codford, Warminster, Wiltshire, BA12
ONE

£1,400 PCM

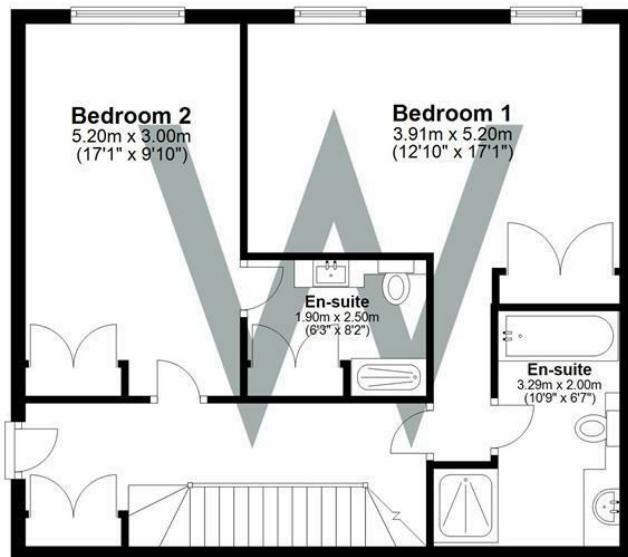
A superb two-bedroom split-level apartment on both first and second floors offering spacious accommodation, located in the charming village of Codford . An impressive entrance hall leads via a staircase up to the first and second floors where the flat has its entrance hall on both floors. On the first floor are two generous, good sized double bedrooms which both benefit from having an en suite shower room. The stairs lead to the second floor which opens up to an open plan kitchen living room. The kitchen has an excellent range of fitted units with an integrated dishwasher, fridge freezer, Range cooker and a small breakfast bar. The sitting room benefits from natural light and is neutrally decorated with characterful exposed beams, wooden flooring and space for a dining table and sitting area. There is also a spiral staircase leading to the mezzanine study area, perfect for a home office. The property also benefits from having an automatic control system, allowing the occupants to adjust the flat heating from their phones. It also has the convenience of an integrated vacuum system.

The apartment can also be accessed via a lift. The ground floor has the added benefit of a storage cupboard and the use of a communal sauna and space for a gym with shared facilities including both a toilet and shower room. There is off-road parking for one car in addition to a shared electric car charging bay and additional on-street parking. UNFURNISHED, G/CH. Fibre WIFI is included in the rent.

The property is located in the wonderful countryside village of Codford and is situated centrally giving it easy access to the local amenities such as walking distance to both the post office as well as a local shop and doctor's surgery. Codford also benefits from regular bus service as well as many picturesque walks around the Wylye Valley.

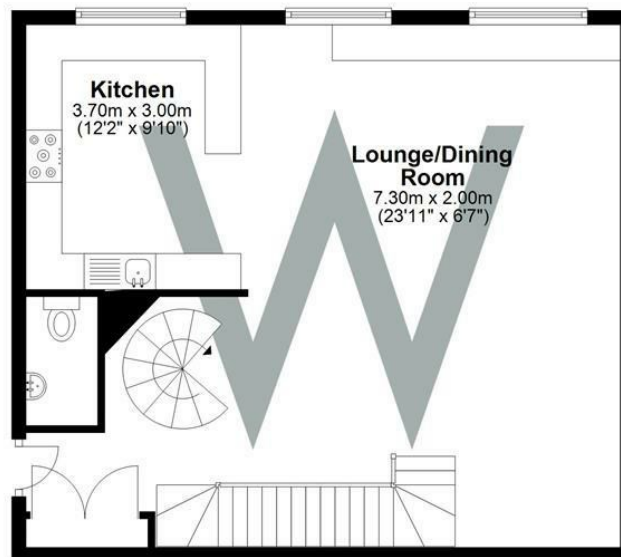
Ground Floor

Approx. 54.2 sq. metres (583.1 sq. feet)



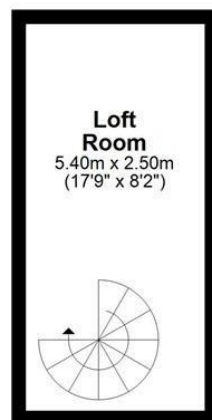
First Floor

Approx. 60.6 sq. metres (652.2 sq. feet)



Second Floor

Approx. 13.5 sq. metres (145.1 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	69
England & Wales	EU Directive 2002/91/EC	

WHITES
Castle Chambers, 47 Castle Street,
Salisbury, Wiltshire, SP1 3SP
01722 336422
www.hwwhite.co.uk
residential-sales@hwwhite.co.uk

