



4 Magdalene Court, Gigant Street, Salisbury, Wiltshire, SP1 2DL

Guide Price £200,000 Leasehold

## A very well situated 2 bedroom ground floor apartment offered with vacant possession.

### Description

The property is a spacious ground floor apartment with well proportioned accommodation comprising a sitting room, kitchen, 2 bedrooms and a bathroom. The kitchen has a good range of units together with an integrated oven and hob. The main bedroom has a fitted wardrobe and the bathroom has a white suite together with a thermostatic shower. The property benefits from timber framed double glazed sash windows, a gas fired central heating system and there is an allocated parking space within a secured car park to the rear and a private courtyard garden. There is a communal garden area to the rear where there is also a bike store. Magdalene Court was built in 2000 and is located a short level walk away from the city centre. This offers an excellent range of cultural, shopping and leisure amenities including a mainline railway station serving London Waterloo.

### Sitting Room

Entrance intercom phone, door to inner hallway.

### Inner Hallway

Built in cupboard.

### Kitchen

Fitted with base and wall units with work surfaces over, integrated electric oven and grill with four ring hob and extractor over, space and plumbing for washing machine, space for fridge/freezer, rosewood floor, one and a half bowl sink and drainer with mixer tap over, wall mounted gas boiler for central heating and hot water. Door to courtyard.

### Bedroom One

Double fitted wardrobe.

### Bedroom Two

### Bathroom

Fitted with a white suite comprising low level WC, pedestal wash-hand basin and panel bath. Thermostatic shower and glass screen, tiled walls, shaver point, extractor fan.

### Outside

Private parking space, which is access via remote controlled electronic gates. Private courtyard garden giving access to the communal area including garden space and bike store.

### Services

Mains gas, water, electricity and drainage are connected to the property.

### Outgoings

The Council Tax Band is D and the payment for the year 2024/2025 payable to Wiltshire Council is £2525.94

### Tenure

Leasehold with 102 years unexpired. Service charge includes annual ground rent paid half yearly last payment Jan 24 £561.54 next payment Aug 24.

### Directions

From our office in Castle Street proceed towards the city centre bearing left into Blue Boar Row. Follow the road around to the right into Brown Street and at the traffic lights turn left into Milford Street. Take the first right into Gigant Street and Magdalene Court can be found after approximately 200 yards on the left hand side.

### WHAT3WORDS

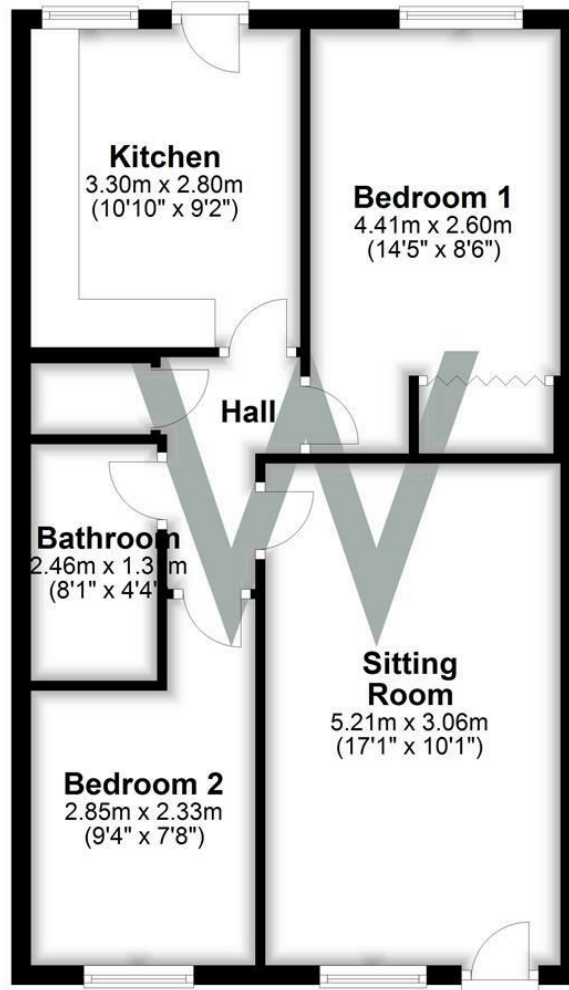
What3Words reference is: ///farm.gender.scope

### Agents Note

One small pet may be acceptable subject to agreement from the management company.

# Ground Floor

Approx. 53.4 sq. metres (574.7 sq. feet)



Total area: approx. 53.4 sq. metres (574.7 sq. feet)

**WHITES**  
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

