



17 St Edmunds Gate, St. Edmunds Church Street, Salisbury, Wiltshire, SP1 1FD

£340,000 Leasehold -  
Share of Freehold



**A two bedroom second floor flat situated in the city centre and offered in excellent order throughout and with the benefit of a parking space.**

### **Description**

The property is a modern, well proportioned two bedroom second floor flat situated in the heart of the city. The current owners have refurbished the property to a high standard with a new kitchen and en-suite and it is well presented throughout. The accommodation comprises a well maintained communal entrance hallway and a private entrance hallway which has good storage and an entrance intercom phone. The sitting/dining room has a westerly aspect balcony overlooking the complex and double doors lead to the kitchen which has integrated appliances and space for a small table and chairs. There are two double bedrooms, with the main bedroom having extensively fitted wardrobes and an en-suite shower room and there is a further shower room. There is PVCu double glazing throughout, gas central heating, lift access whilst externally there is an allocated parking space, three visitors spaces and well tended communal garden areas. St Edmunds Gate is a level and convenient distance from the city centre which has an excellent range of amenities including a train service to London Waterloo.

### **Property Specifics**

The accommodation is arranged as follows, all measurements being approximate:

#### **Communal Entrance Hall**

Entrance intercom system, lift and stairs to second (top) floor.

#### **Entrance Hall**

Radiator, storage cupboard also housing electric fusebox, wall mounted thermostat, further storage cupboard.,

#### **Sitting/Dining Room 16'5" x 15'11" (5.01m x 4.86m)**

Window and glazed door to balcony area with ample seating space, TV point, space for table and chairs, radiator, stone fireplace with inset electric fire, double doors to:

#### **Kitchen 14'11" x 6'4" (4.55m x 1.94m)**

Fitted with an excellent range of cream fronted base and wall units with work surfaces over, integrated electric oven, microwave, slimline dishwasher, four ring gas hob and extractor, space for fridge/freezer, space/plumbing for washing machine, space for table and chairs, inset spotlights.

#### **Bedroom One 16'1" x 10'4" (4.92m x 3.16m)**

Window to front, radiator, TV point, range of fitted wardrobes, door to:

#### **En suite shower room**

Fitted with a white suite comprising large shower cubicle, low level WC, pedestal wash hand basin, extractor, inset spotlights, radiator, obscure glazed window to side.

#### **Bedroom Two 12'6" x 9'2" (3.83m x 2.80m)**

Window to front, radiator, loft access.

#### **Bathroom**

Fitted with a white suite comprising shower cubicle, low level WC, pedestal wash hand, radiator, extractor, strip light and shaver point.

#### **Outside**

The communal areas are extremely well looked after with well stocked flower borders and well tended lawn. There are bin and general storage areas together with an allocated parking space and three visitor spaces.

#### **Services**

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

#### **Agents Note**

The complex does not allow pets.

#### **Outgoings**

The Council Tax Band is 'D' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,395.60.

#### **Directions**

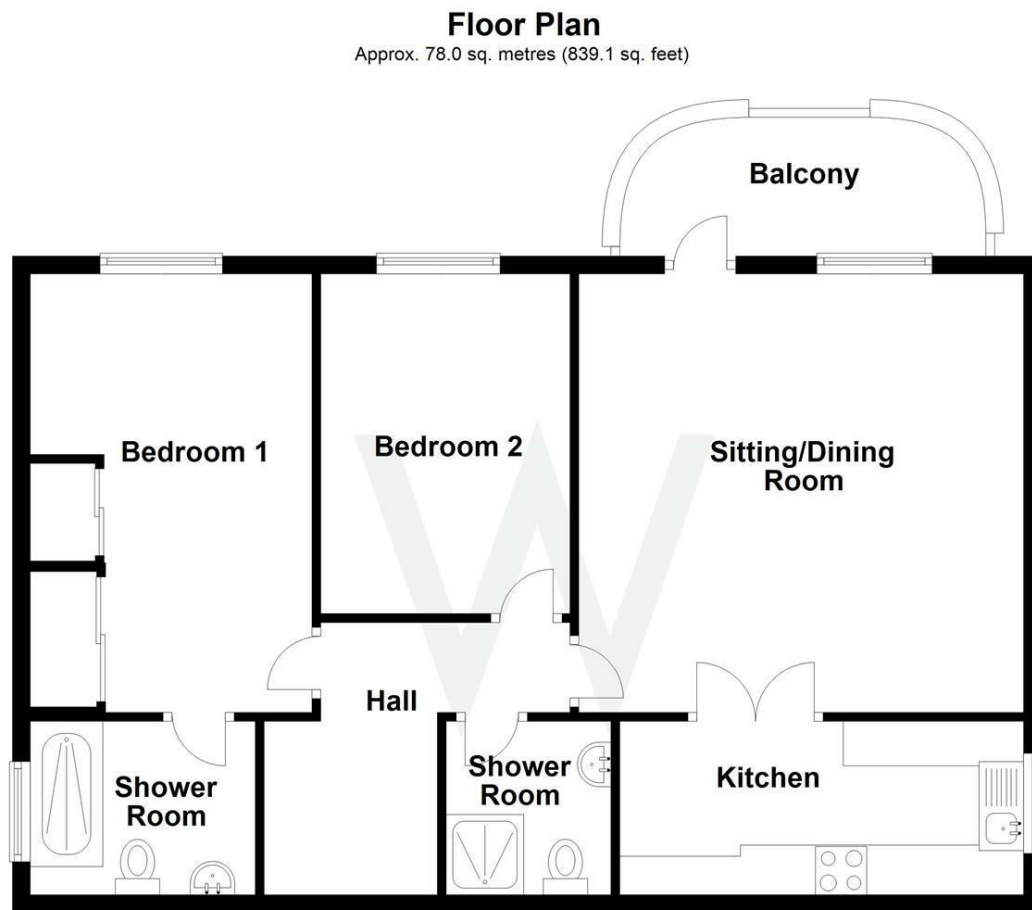
From our office in Castle Street proceed opposite in to Scots Lane. At the junction continue forwards in to Bedwin Street and take the second right in to St Edmunds Church Street. Continue forwards at the next junction and the development can be found on the right hand side.

#### **Tenure**

Leasehold 125 years from 1st January 1999. Service Charge £1984.02 per annum paid half yearly.

#### **WHAT3WORDS**

What3Words reference is: ///plots.cloud.hears



**WHITES**  
Castle Chambers, 47 Castle Street,  
Salisbury, Wiltshire, SP1 3SP  
01722 336422  
[www.hwwhite.co.uk](http://www.hwwhite.co.uk)  
[residential-sales@hwwhite.co.uk](mailto:residential-sales@hwwhite.co.uk)

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			
England & Wales		EU Directive 2002/91/EC	





