



56 Hurley House, Carmelite Way, Salisbury, Wiltshire, SP1 2HN

£195,000 Leasehold

## **A spacious split level apartment within a purpose built block benefiting from PVCu double glazing and gas fired central heating with a pleasant outlook over Churchill Gardens.**

### **Description**

The property is a spacious, three double bedroom, split level apartment located close to the city centre. The building has a secure entry fob system. The well proportioned accommodation comprises an entrance lobby which leads to a large sitting/dining room with a large window with views towards Churchill Gardens. There is a good sized kitchen/breakfast room with a breakfast bar and a door leads out onto a small balcony area. On the second floor there are three double bedrooms all having built-in wardrobes. There is also a bathroom with a white suite and a separate WC. Further benefits include PVCu double glazing, gas fired central heating and a useful lockable storage area. There is residents parking within the street together with a residents and visitors parking area for Hurley House. The property lies close to the centre of the city where there is an excellent range of amenities including a mainline railway station serving London Waterloo.

### **Property Specifics**

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

Secure communal entrance door to:

#### **Communal entrance hallway**

Stairs to third floor (no lift).

Private front door to:

#### **Entrance lobby**

Stairs. Door to storage cupboard housing electric fusebox and meters. Through to:

#### **Sitting/dining room 17'10" x 13'5" (5.46m x 4.11m)**

(maximum measurements) Two radiators, window with seat and views towards Churchill Gardens. TV point, wall mounted digital thermostat control, under stair cupboard, space for table and chairs. Through to:

#### **Kitchen 12'4" x 10'2" (3.76m x 3.10m)**

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, integrated electric oven and hob, stainless steel sink and drainer with mixer tap under window to side (Cathedral view). Space and plumbing for washing machine, space for fridge/freezer, breakfast bar, wall mounted gas boiler. Glazed door and window to small balcony area.

### **Landing**

Doors to all bedrooms, bathroom and separate WC.

#### **Bedroom one 12'7" x 10'4" (3.86m x 3.17m)**

Window to rear, built-in double wardrobe, radiator.

#### **Bedroom two 13'6" x 9'3" (4.14m x 2.82m)**

Window to rear, built-in double wardrobe, radiator.

#### **Bedroom three 10'4" x 6'3" (3.15m x 1.93m)**

Window to rear, built-in double wardrobe, radiator.

### **Bathroom**

Fitted with a white suite comprising panelled bath, wash-hand basin, obscure glazed window to side, radiator, heated towel rail, fully tiled walls.

### **Separate WC**

Fitted with a low level WC, part tiled walls, extractor.

### **Outside**

There are communal gardens to the rear and the apartment benefits from a balcony area. There is also a lockable storage shed on the ground floor and a car parking area adjacent to the block for residents and visitors. Residential permits are available to purchase for on street parking.

### **Tenure**

Leasehold. Lease from 24th June 1987 for 125 years (88 years remaining). Ground rent £10 per annum. Management fee approximately £90 per annum. Leasehold buildings insurance to be advised.

### **Services**

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

### **Outgoings**

The Council Tax Band is ' B ' and the payment for the year 2023/2024 payable to Wiltshire Council is £1,863.25.

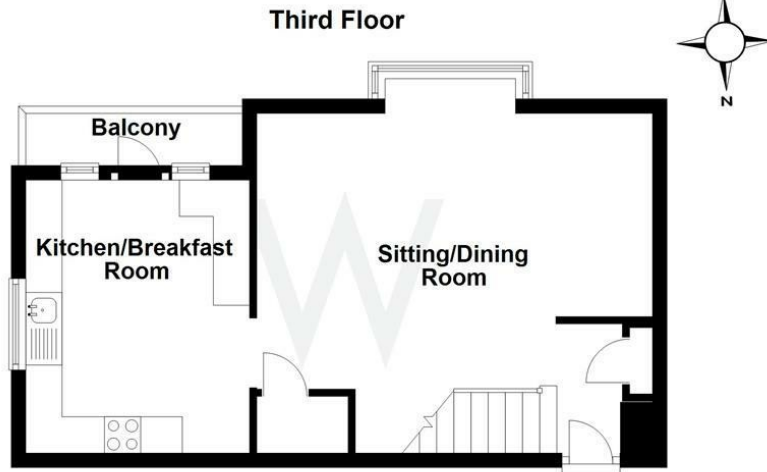
### **Directions**

From our office in Castle Street proceed towards the city centre bearing left into Blue Boar Row. Bear right into Brown Street and continue into Exeter Street. Before the roundabout turn left into Carmelite Way bearing right towards the end and Hurley House can be found on the left hand side.

### **WHAT3WORDS**

What3Words reference is: ///farm.torch.hood





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(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	

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