



Flat 3 St Anns Court, Friary Lane, Salisbury, Wiltshire, SP1 2HB

Guide Price £155,000 Freehold

**A light and airy top floor flat with a wonderful view of the Cathedral together with communal garden and parking right in the heart of the city.**

### **Description**

A 2nd floor flat in a purpose-built block close to the city centre, market square, Cathedral and railway station offering exceptional views of the Cathedral Spire. The flat is currently tenanted and the tenant is happy to stay on so would be a good rental investment. Alternatively the tenant will vacate to allow a private buyer to purchase. The accommodation consists of entrance hall, two bedrooms, bathroom, living room and kitchen/breakfast room. There is a lovely communal garden to the rear and there is communal parking at the front, designed to give one parking space per flat. Windows are double glazed and heating is by electric storage heaters. Vacant possession is offered.

### **Communal Entrance Hall**

Stairs to all floors.

### **Hallway**

Cupboard housing electricity consumer unit (tested in 2021 next test due 2028).

### **Sitting Room**

Wonderful Cathedral views.

### **Kitchen/Breakfast Room**

Wonderful Cathedral views. Range of work surfaces with cupboards and drawers beneath, single drainer stainless steel sink, plumbing for washing machine, wall mounted display cupboards, built in electric oven, hob and extractor.

### **Bedroom 1**

### **Bedroom 2**

Built in wardrobes.

### **Bathroom**

Panelled bath, low level WC and wash hand basin. Electric shower, part-tiled walls, tiled floor, shelved airing cupboard with lagged hot water tank and immersion heater.

### **Outside**

The property sits in its own grounds behind a low brick wall with mature shrubs to the front, leading to a communal parking area and bin store to side. To the rear is a lovely garden laid to lawn with extensive flowerbeds, shrubs and trees.

### **Tenure**

Leasehold with Share of the Freehold. 999 year lease from 01/04/2023  
The £75 pcm service charge includes building insurance.

### **Outgoings**

The Council Tax Band is B and the payment for the year 2024/2025 payable to Wiltshire Council is £1964.62

### **Services**

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

### **Agent's Note**

1. The flat can be let out, but consent can be withheld for sub-letting in certain situations.
2. No pets are allowed.
3. We would suggest that the flat is not suitable for children.
4. There are plans to possibly re-roof in the future but hopefully there will be enough funds in the management account.

### **NB**

The photographs were taken prior to the current tenant moving in so the furniture is not the same.

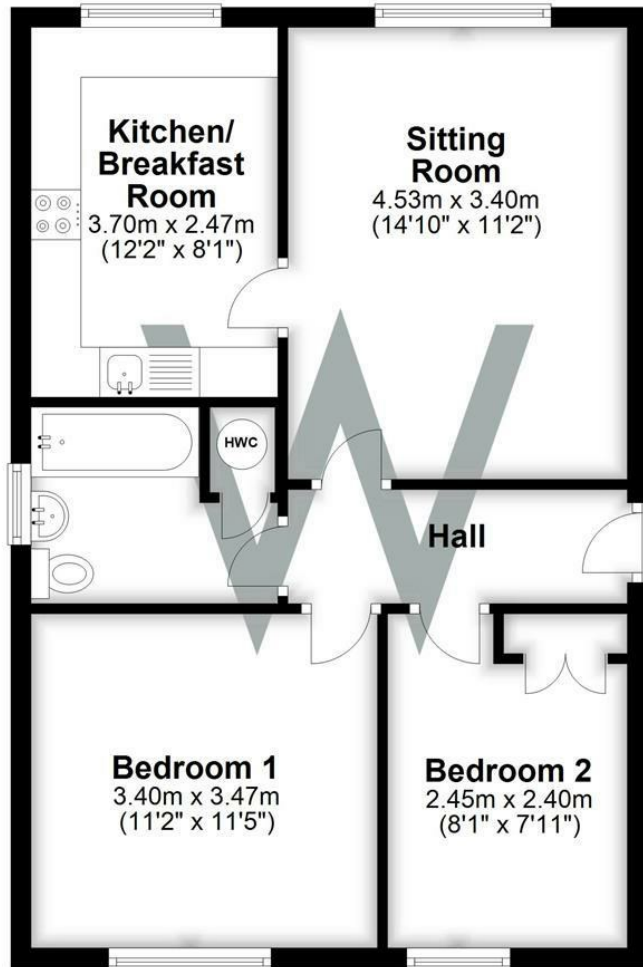
### **Directions**

On foot, proceed south from our offices in Castle Street bearing left into Blue Boar Row and then right into Brown Street. Where the road bears sharp right, proceed straight over into Friary Lane where St Anns Court will be seen on the right hand side.

### **WHAT3WORDS**

What3Words reference is:///dare.entertainer.lied

**Second Floor**  
 Approx. 55.2 sq. metres (594.6 sq. feet)



Total area: approx. 55.2 sq. metres (594.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			77
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	
(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	

**WHITES**  
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