



12 Joseph Court, Spire View, Salisbury, Wilts, SP2 7GG

£200,000 Leasehold

A well presented two bedroom first floor apartment in a popular location close to the city centre. Benefits include gas CH, PVCu double glazing and an allocated parking space. No chain.

Directions

From our office in Castle Street proceed away from the city centre and at the roundabout turn left onto the ring road. At the next roundabout take the first exit into Fisherton Street and just after the traffic lights turn left into St Pauls Road. At the roundabout turn right and continue onto the Spire View development. Joseph Court can be found after a short distance on the left hand side.

Description

Joseph Court is a well presented first floor apartment located on this popular residential development. It is nicely situated overlooking an area of communal garden. The accommodation comprises a communal entrance hallway with access via a communal entry phone system. A private entrance hallway leads to all rooms and there is a sitting/dining room which has two bay windows. Unlike most other apartments within this development, this property enjoys a separate kitchen and this has an integrated oven and hob and spaces for the usual electrical appliances. There are two good sized bedrooms with the main bedroom having a fitted double wardrobe and an en-suite shower room (again unlike most other apartments on the development) and a bathroom, both having white suites. The property further benefits from PVCu double glazing and gas fired central heating and there is also an allocated parking space in the car park adjacent to the block. The property is offered to the market with the benefit of no onward chain. The Spire View development is in an extremely convenient location close to the railway station and the city centre and would make an ideal purchase for a buy-to-let or for a first time buyer. The property has a potential rental income of £825 per calendar month.

Property Specifics

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

Communal Entrance Hall

Entry via communal intercom system, stairs to first floor.

Entrance Hall

Doors to all rooms, cupboard housing boiler and electric fusebox, entrance intercom phone, telephone point.

Sitting/Dining Room 14'4" x 14'4" (4.37m x 4.37m)

Dual aspect with two bay windows, two radiators, wall mounted thermostat.

Kitchen 9'4" x 7'6" (2.86m x 2.30m)

Fitted with base and wall units, sink and drainer with mixer tap, integrated electric oven and hob with extractor over, space/plumbing for washing machine, space for fridge/freezer, radiator.

Bedroom One 13'9" x 9'6" (4.20m x 2.90m)

Two windows to front, fitted wardrobe, radiator, door to:

En-Suite Shower Room

Fitted with a white suite comprising shower cubicle, low level WC, wash hand basin, shaver point, extractor, part tiled walls, obscure glazed window to front.

Bedroom Two 11'8" x 7'3" both max (3.57m x 2.23m both max)

Window to side, radiator.

Bathroom

Fitted with a white suite comprising low level WC, pedestal wash hand basin, panelled bath, shaver point, extractor, part tiled walls.

Outside

The property has an allocated parking space found by turning left for Joseph Court. The space is the first on the right hand side (marked 12). There is an area of communal garden next to Joseph Court.

Tenure

Leasehold on 125 year lease from January 2005. The ground rent is £125 per annum paid half yearly. The service charge is currently £1350 per annum.

Services

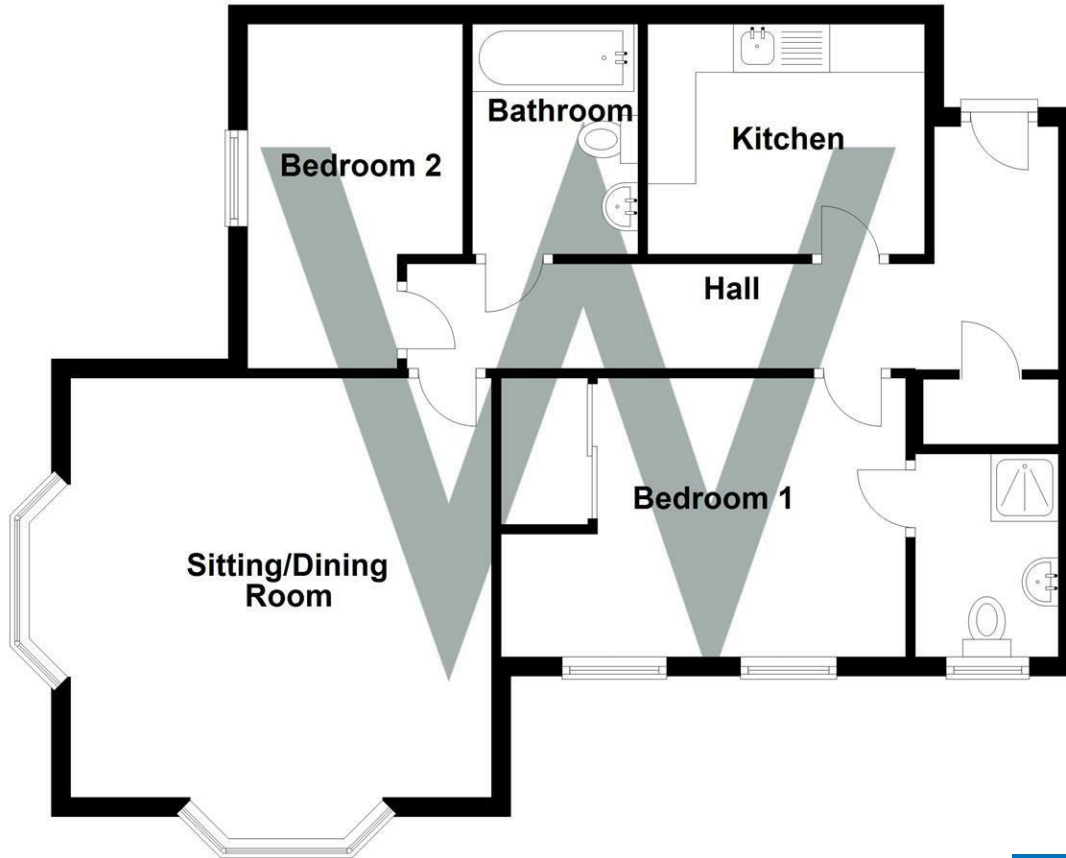
Mains gas, water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is 'C' and the payment for the year 2022/2023 payable to Wiltshire Council is £1,948.28.

Floor Plan

Approx. 66.2 sq. metres (712.2 sq. feet)



Total area: approx. 66.2 sq. metres (712.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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