



1 Julius Court, Spire View, Salisbury, Wiltshire, SP2 7GJ

Guide Price £190,000 Leasehold

**A purpose built two bedroom ground floor flat close to the city centre with a parking space and offered with vacant possession.**

### **Directions**

From our office in Castle Street proceed north turning left at the roundabout onto the ring road. At the next roundabout (St Paul's) turn left into Fisherton Street and take the next left into St Paul's Road. At the mini-roundabout turn right and proceed into the Spire View development. Julius Court can be seen on the left hand side.

### **Description**

A purpose built ground floor apartment offered in good order throughout, located in the heart of this popular residential development. There is a communal entrance hallway with intercom entry system and a private entrance hall leads to all the rooms. There is a large sitting room with feature bay windows on two aspects, separate kitchen, bathroom, two bedrooms and good storage cupboards. There is UPVC double glazing throughout, gas central heating and a numbered allocated parking space. Situated within easy walking distance of the city centre with all its facilities and the mainline railway station to Waterloo. Vacant possession is offered.

### **Property Specifics**

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

#### **Communal entrance hall**

Intercom entry system. Private front door to:

#### **Entrance hall**

Deep storage cupboard with plumbing and space for washing machine, electric fuse box and meter. Further cupboard housing gas fired boiler for central heating and hot water.

#### **Sitting/dining room 14'4" x 14'3" (4.38m x 4.35m)**

Attractive bay windows to southerly and westerly aspects, TV and telephone points, two radiators. Wall mounted thermostat.

#### **Kitchen 7'7" x 6'2" (2.32m x 1.88m)**

Work surfaces with wood effect finish, inset four ring electric hob, one and half bowl stainless steel sink unit with mixer tap over, base and wall mounted cupboards and drawers, under counter appliance space, upright fridge/freezer, built-in oven.

#### **Bedroom one 11'1" x 9'6" (3.4m x 2.91m)**

Built-in double wardrobe with sliding doors, TV and telephone points, radiator.

#### **Bedroom two 11'8" max x 7'1" (3.56m max x 2.18m)**

Radiator.

### **Bathroom**

White suite of panelled bath with thermostatic mixer shower over, low level WC and wash-hand basin. Part tiled walls, shaver socket, extractor fan, radiator.

### **Outside**

The property has an allocated parking space located adjacent to Julius Court and is marked with a No. 1.

### **Tenure**

Leasehold for a term of 125 years with 108 years remaining. Maintenance £687 per six months. Ground rent £62.50 per six months.

### **Agent's note**

The fridge/freezer, washing machine, carpets, blinds and curtains are included.

### **Services**

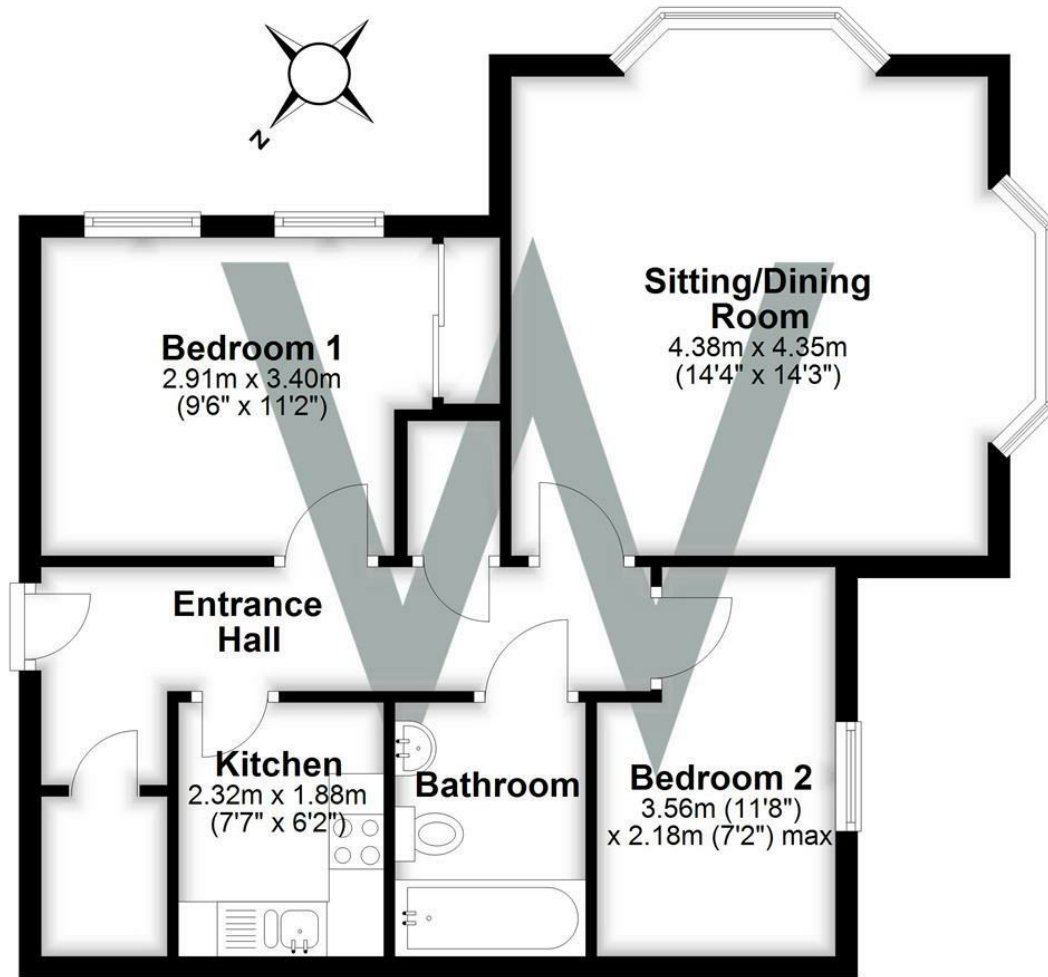
Mains gas, water, electricity and drainage are connected to the property.

### **Outgoings**

The Council Tax Band is 'C' and the payment for the year 2020/2021 payable to Wiltshire Council is £1,873.56.

# First Floor

Approx. 58.7 sq. metres (631.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>79</b>	<b>79</b>
(69-80) <b>C</b>			
(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	

Total area: approx. 58.7 sq. metres (631.5 sq. feet)

**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)

