



Flat 12, Francis Court Spire View, Salisbury, Wiltshire, SP2 7GE

£195,000 Leasehold

A well presented two bedroom first floor apartment with an en suite and a parking space. No onward chain.

Description

The property is a well presented first floor apartment located on this popular residential development. The accommodation comprises a communal entrance hallway with access via a communal entry phone system and a front door to the allocated parking space. 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 which has an integrated oven, hob, dishwasher and fridge/freezer. There are two good sized bedrooms with the main bedroom having a fitted double wardrobe and an en-suite shower room (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 parking area adjacent to the block, viewable from the flat. 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.

Property Specifics

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

Communal entrance hall

Entry via communal intercom system, stairs to first floor, separate front door access to allocated parking space.

Entrance hall

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

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

Dual aspect with two south and west facing bay windows making it a light and sunny room, two radiators, TV and telephone points, space for table and chairs.

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

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

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

Two windows to front, mirror fronted doors to fitted wardrobe, radiator, door to:

Ensuite shower room

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

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

Window to side, radiator.

Bathroom

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

Outside

The property has an allocated parking space found directly in front of Francis Court (marked 12). There is an area of communal garden within the development.

Tenure

Leasehold on 125 year lease from January 2005. The ground rent is £125 per annum paid half yearly. The service charge is currently £1700 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 2023/2024 payable to Wiltshire Council is £2,129.43

Directions

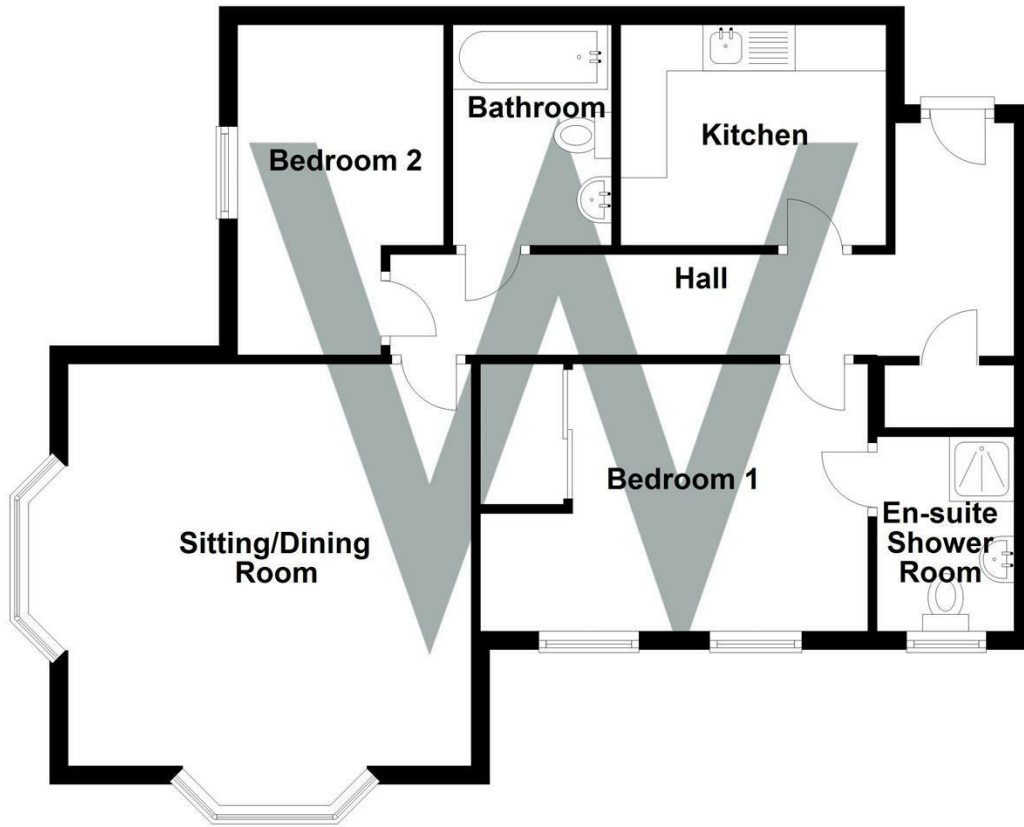
From our office in Castle Street proceed away from the city centre and at the roundabout turn left onto the ring road. At the next roundabout take the first exit into Fisherton Street and just after the traffic lights turn left into St Pauls Road. At the roundabout turn right and continue onto the Spire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

WHAT3WORDS

What3Words reference is: ///rails.fantastic.joke

Floor Plan

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



WHITES

Castle Chambers, 47 Castle Street,
Salisbury, Wiltshire, SP1 3SP
01722 336422
www.hwwhite.co.uk
residential-sales@hwwhite.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(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	

