



2 Kivel Court, Salisbury, Wiltshire, SP2 7AX

Guide Price £165,000 Leasehold

A recently refurbished first floor flat in a very convenient location within an easy walk of the city.

Directions

From our office, proceed north to the roundabout and bear left. Take the first left and at the traffic lights turn left. Kivel Court is then immediately on the left hand side. There is an electric gate which leads to the parking area.

Description

A light-filled, first floor flat recently refurbished to include new carpets, decoration throughout, new bathroom suite and kitchen. The windows are all uPVC double glazed and there is gas central heating by radiators. There is a small area of garden to the front which is paved and allows for storage of wheelie bins. There is also an allocated parking space. Vacant possession is offered. This would represent a perfect buy to let and would achieve circa £775 pcm.

Location

Well situated adjacent to the (currently being created) Salisbury River Park project, also within easy walking distance of the city centre with all its facilities including a good variety of shops, educational facilities, leisure facilities including a cinema and playhouse, and mainline station to Waterloo.

Property Specifics

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

Entrance Hall

Space for coats and shoes, stairs to first floor.

Landing

Access to loft space, deep storage cupboard.

Sitting Room 14'11" x 10'4" (4.57 x 3.16)

TV aerial socket, two radiators.

Inner Hall

Cupboard housing Vaillant gas fired boiler for heating and hot water.

Kitchen 10'0" x 6'2" (3.05 x 1.88)

Refitted with work surfaces and inset single drainer stainless steel sink unit with swan neck mixer tap, four ring gas hob, base and wall mounted cupboards and drawers, stainless steel cooker hood, built-in oven, space and plumbing for washing machine, space for fridge-freezer, ceiling downlighters, laminate flooring, radiator.

Bedroom 9'1" x 6'5" (2.78 x 1.98)

Deep built-in wardrobe cupboard, radiator.

Bathroom

Refitted with a white suite of panel bath with glass shower screen and thermostatic mixer over, low level WC and wash hand basin in vanity unit with concealed cistern. Laminate flooring, tiled walls, ceiling downlighters, extractor fan.

Outside

To the front of the property there is a small area of garden with paving slabs, picket fence, shrubs and silver birch tree. This also provides space for storing wheelie bins.

Parking

There is a designated parking area for the flat and communal parking for visitors.

Services

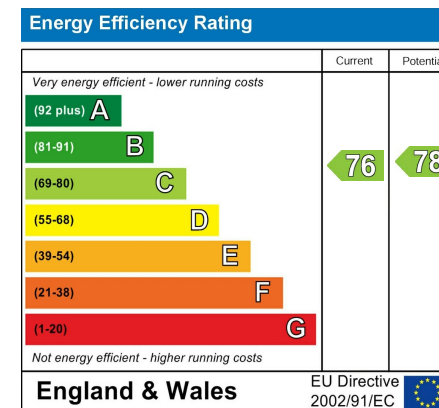
All mains services are connected to the property.

Tenure

Leasehold: 125 years from 25th December 1998.

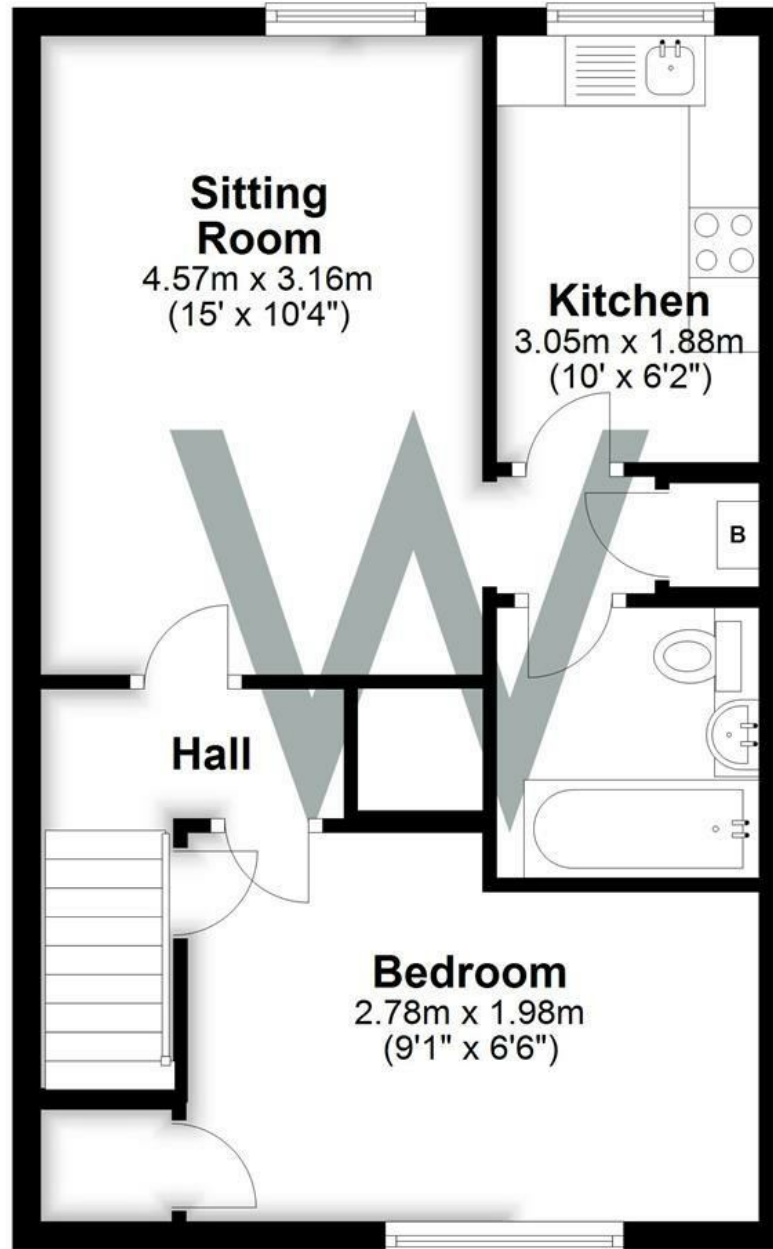
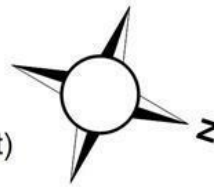
Maintenance: £167.00 per annum currently.

Ground Rent: £10.00 per annum.



First Floor

Approx. 43.6 sq. metres (469.8 sq. feet)



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