



Flat 9 Augustine Court, Spire View, Salisbury, Wiltshire, SP2 7GA

£160,000 Leasehold



**A modern top floor apartment offered in excellent order throughout and situated in a favourable edge of city centre location.**

### **Description**

The property is a well presented modern top floor apartment in a popular residential location close to the city centre and railway station. Augustine Court is conveniently situated on the edge of the development and access to the block is via a secure communal entrance system. The accommodation comprises an entrance hallway and a main reception room which serves as both a sitting and dining room with a kitchen area. There is a double bedroom with a dressing area and built in wardrobe and both these rooms have a light and airy feel due to their double aspect. The bathroom has a white suite and there is a storage cupboard which also houses the gas boiler for the central heating system. Further benefits include PVCu double glazing and an allocated parking space with additional permits being available for parking within Zone D. Augustine Court is part of the Spire View development located close to the city centre and to the mainline railway station.

### **Property Specifics**

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

#### **Communal Entrance Hall**

Entrance intercom system, stairs to second floor.

#### **Entrance Hall**

Walk-in cupboard housing Worcester gas fired boiler and electric fusebox, entrance intercom phone, radiator, wall mounted digital control panel for central heating system.

#### **Sitting/Dining Room with Kitchen Area 21'9" x 12'3" (6.63m x 3.75m)**

Dual aspect with windows to front and side, two radiators, TV and telephone points, space for table and chairs.

KITCHEN AREA: Fitted with base and wall units with work surfaces and tiled splashbacks, integrated electric oven and gas hob with extractor over, space/plumbing for washing machine and dishwasher, space for fridge/freezer, stainless steel sink and drainer.

#### **Bedroom 12'3" x 9'10" plus dressing area (3.75m x 3.00m plus dressing area)**

Accessed through a dressing area, dual aspect with windows to front and side, radiator, built in double wardrobe, TV and telephone points,

#### **Bathroom 7'1" x 5'6" (2.17m x 1.70m)**

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

### **Outside**

The property has an allocated and numbered parking space beyond Bartholomew Court, the neighbouring block. There are also visitors spaces for which a permit is required. There are communal garden areas within the development together with bin and bike stores.

### **Services**

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

### **Outgoings**

The Council Tax Band is A and the payment for the year 2023/2024 payable to Wiltshire Council is £1,597.07

### **Tenure**

Leasehold with a 125 year lease from 1st January 2005. The ground rent is £125 per annum and the service charge is currently £1683.96 per annum, paid half yearly.

### **Directions**

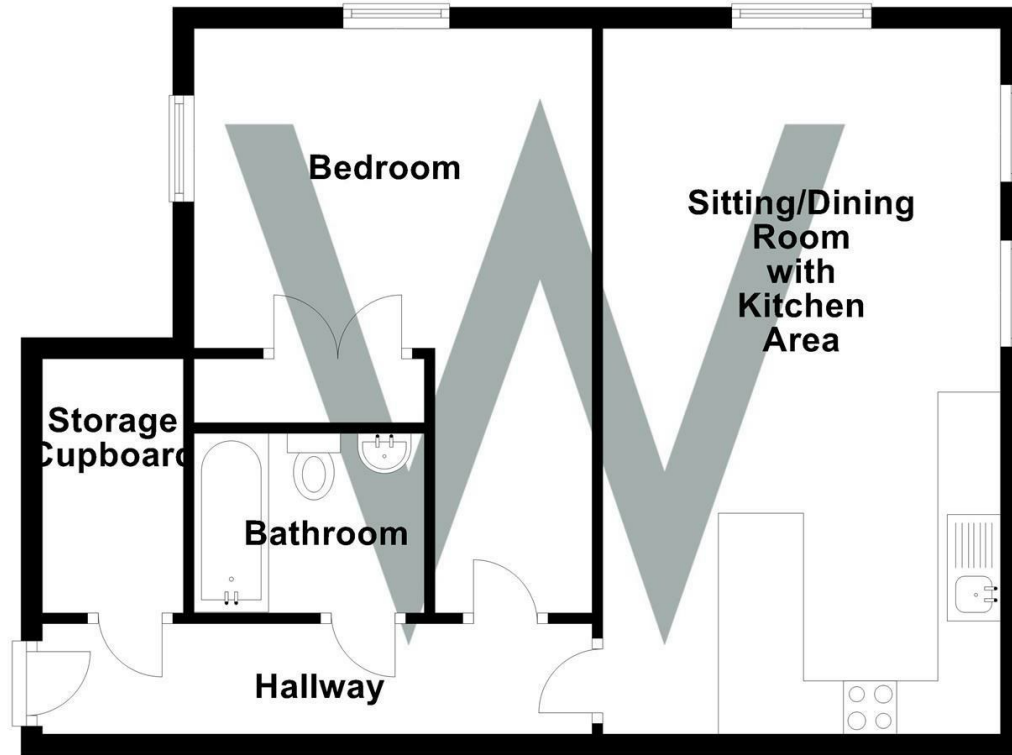
From our offices in Castle Street proceed away from the city centre, forwards at the mini-roundabout and at the next roundabout turn left onto the ring road. At the next roundabout (St Paul's) turn left again into Fisherton Street before taking the next left hand turn. At the mini-roundabout Augustine Court is the block directly in front of you.

### **WHAT3WORDS**

What3Words reference is: ///reject.debit.decks

# Floor Plan

Approx. 55.2 sq. metres (594.5 sq. feet)



**WHITES**  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		77	77
	EU Directive 2002/91/EC		





