



Flat 4, Scots Mews Scots Lane, Salisbury, Wiltshire, SP1 3FT

Guide Price £185,000 Leasehold

A modern purpose built two bedroom apartment conveniently located within the city centre. No onward chain.

Description

The property is a modern top floor apartment, built within the last 10 years and offered to the market with no onward chain. The spacious accommodation is accessed via a secure communal entrance courtyard and hallway and comprises an entrance hallway which leads to all rooms. The sitting/dining room has an attractive floor to ceiling window, door and Juliette balcony and a kitchen area which has a range of integrated appliances and a breakfast bar. There are two double bedrooms and a bathroom which has a white suite and a utility cupboard housing the boiler and washing machine. Benefits include PVCu double glazing and gas central heating. There are rooftop views and the property is notable for being located in the heart of the city centre giving easy access to all the amenities on offer. The property would make an excellent purchase for a first time buyer or those seeking investment potential with a potential rental income of £850-£900 per month providing a return of over 5% per annum.

Communal Entrance Hall

Entrance intercom, stairs to third floor, private front door to:

Entrance Hall

Radiator, inset spotlights, entrance intercom phone, cupboard, wall mounted thermostat.

Property Specifics

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

Sitting/Dining Room with Kitchen Area 23'5" x 8'7" both max (7.15m x 2.64m both max)

Floor to ceiling arched window and door with Juliette balcony, three radiators, TV and telephone point, space for table and chairs, breakfast bar.

KITCHEN AREA: Fitted with base and wall units with roll top work surfaces and tiled splashbacks, integrated electric oven with four ring induction hob and extractor over, sink and drainer with mixer tap, integrated dishwasher, fridge and freezer, inset spotlights.

Bedroom One 15'5" x 8'10" (4.71m x 2.71m)

Two windows to front, two radiators.

Bedroom Two 10'7" x 9'6" (3.25m x 2.92m)

Window to front, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin, low level WC, extractor, utility cupboard with space/plumbing for washing machine and wall mounted gas boiler, fitted shelving, inset spotlights.

Outside

To the front of the building is a communal path leading to the front door.

Tenure

The property is leasehold, 125 years from 2014. The Ground Rent is £295 p.a., Service Charge is £719.38 for the current financial year and the Buildings insurance is £325 p.a.

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 £2129.43.

Directions

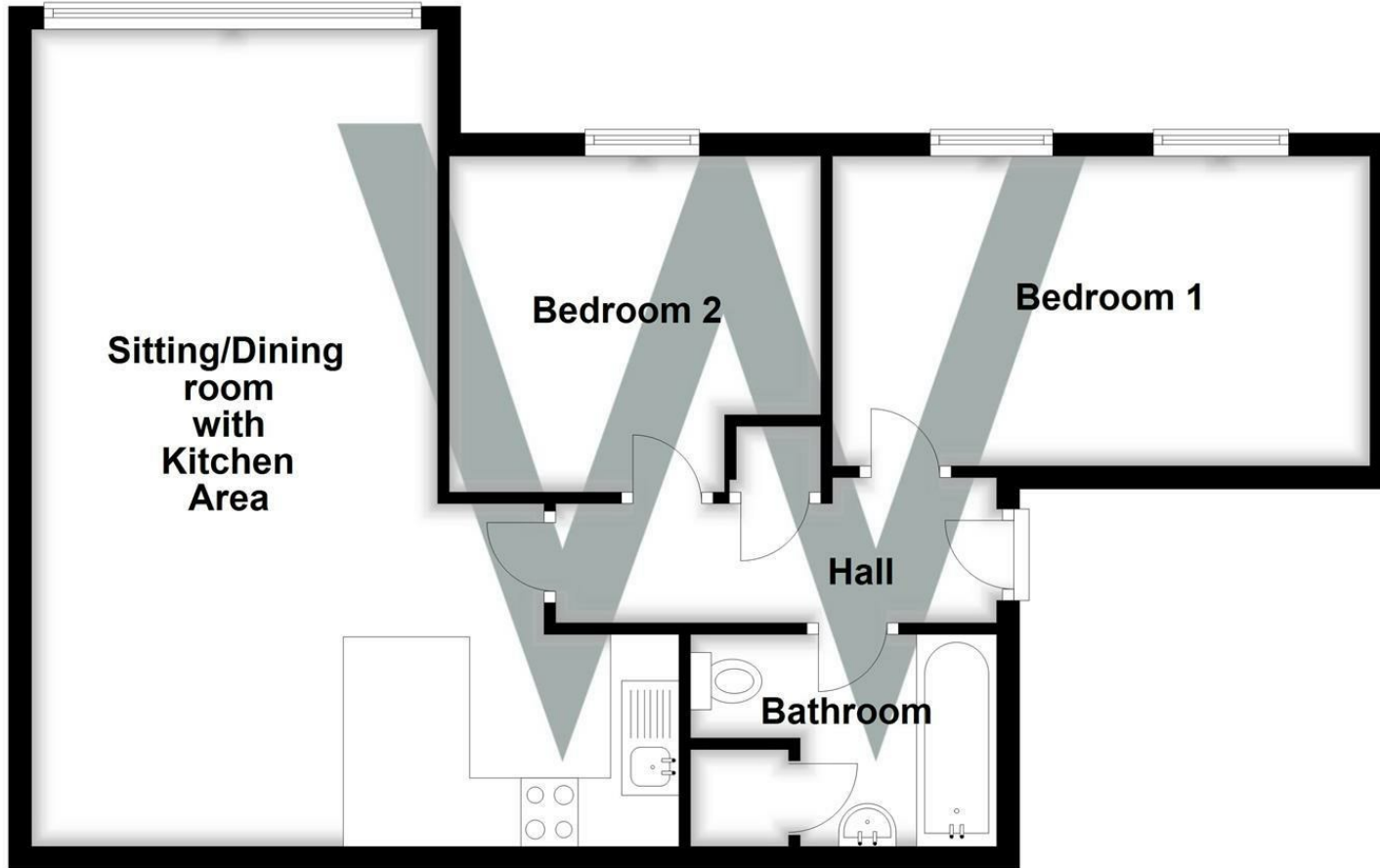
From our office in Castle Street proceed opposite in to Scots Lane and the property can be found on the right hand side.

WHAT3WORDS

What3Words reference is: [///deny.closer.record](https://www.what3words.com/#!/en-gb/deny.closer.record)

Floor Plan

Approx. 63.6 sq. metres (685.1 sq. feet)



Total area: approx. 63.6 sq. metres (685.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

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