



35b North Street, Salisbury, Wiltshire, SP2 7SG

£150,000 Leasehold

A large city centre ground floor studio apartment with a courtyard garden and offered to the market with no onward chain.

Directions

Leaving Salisbury via Fisherton Street, North Street can be found towards the end on the left hand side just before the zebra crossing. By car take the next left in to Dews Road bearing left twice to enter North Street. The property can then be found towards the end on the left hand side just before Jubilee Court.

Description

The property is a large one bedroom ground floor studio apartment which is offered in excellent order throughout and is offered to the market with no onward chain. The accommodation comprises a sitting/dining room with space for a table and chairs which opens up to a bedroom area. There is a separate kitchen which has an excellent and attractive range of units with coloured work tops and an integrated oven and hob. The shower room has a contemporary white suite with a large shower area and fully tiled walls. A particular feature of the property is the timber decked courtyard garden. Further benefits include PVCu double glazing and electric heating. The property is situated in an excellent off road location conveniently close to the city centre and train station.

Property Specifics

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

Entrance Area

Storage cupboard with hanging rail and pull out shelving, through to:

Sitting/Dining Room 16'7" x 11'1" (5.07m x 3.39m)

Dual aspect with windows to side and rear, storage cupboards, two electric heaters, space for table and chairs, wood effect floor, telephone point, glazed door to courtyard, door to shower room and concertina doors to kitchen, access to:

Bedroom Area 7'1" x 5'9" (2.17m x 1.77m)

Obscure glazed partition wall.

Kitchen 9'3" x 6'5" (2.83m x 1.97m)

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, integrated electric oven with four ring induction hob over, sink and drainer with mixer tap under window to side, space for fridge/freezer, wall mounted electric water heater, space/plumbing for washing machine.

Shower room 7'8" x 6'5" (2.34m x 1.96m)

Fitted with a white suite comprising large shower area with waterfall style shower and shower screen, pedestal wash hand basin, low level WC, heated towel rail, obscure glazed window to side, fully tiled walls.

Outside

Majority timber decking with gravelled area and two timber sheds, enclosed by timber fencing.

Tenure

198 year lease from 1985. Ground Rent £100 p.a. plus half the buildings insurance and admin fee which is approximately £300 p.a.

Services

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

Outgoings

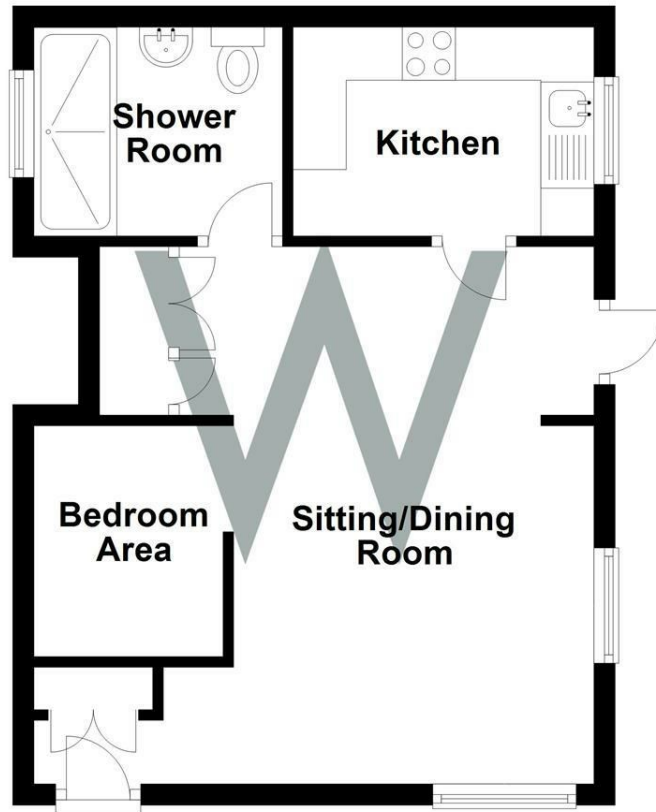
The Council Tax Band is 'A' and the payment for the year 2023/2024 payable to Wiltshire Council is £1,478.88.

WHAT3WORDS

What3Words reference is: [///groups.fuel.diner](https://www.what3words.com/#!/groups/fuel.diner)

Floor Plan

Approx. 36.5 sq. metres (392.7 sq. feet)



Total area: approx. 36.5 sq. metres (392.7 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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