



Flat 1, Eastmount Shady Bower, Salisbury, Wiltshire, SP1 2RE

£160,000 Leasehold - Share of Freehold

A stylish one bedroom apartment in a characterful converted building within a popular location with communal gardens and parking.

Directions

From our offices in Castle Street proceed towards the city centre in to Blue Boar Row, before bearing right in to Brown Street. At the next set of traffic lights turn left in to Milford Street and at the next lights turn right in to Rampart Road. After the double bend turn left in to Fowlers Hill and Eastmount can be found just before the junction on the left hand side.

Description

The property is a top (second) floor apartment set in this prestigious and attractive building within the popular Shady Bower area. The nicely proportioned accommodation has far reaching views from some rooms and comprises an entrance hall, a sitting room with a double aspect, a shower room and a fitted kitchen. The flat benefits from gas central heating and within the grounds are communal gardens and a large communal car parking area. The property is offered to the market with no onward chain and would be ideal for a first time buyer or for those seeking an investment property. The potential rental income is £725 per month giving a yield of approximately 5.5%. Eastmount is situated in a popular residential location a short distance from the city centre which offers an excellent range of amenities.

Property Specifics

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

Communal entrance hall

Entrance intercom system, stairs to second floor.

Entrance hall

Radiator, entrance intercom phone, high level electric fusebox.

Sitting room 13'11" x 13'5" (4.25m x 4.11m)

Velux window to side, secondary glazed sash window to rear, radiator, fitted shelving.

Kitchen 12'1" x 8'10" (3.70m x 2.70m)

Fitted with base and wall units with roll top work surfaces, stainless steel sink and drainer under velux window to side, integrated electric oven with four ring gas hob over, space/plumbing for washing machine, space for fridge/freezer, cupboard housing wall mounted gas boiler.

Bedroom 13'6" x 8'5" (4.13m x 2.57m)

Velux window to side, radiator.

Shower room

Fitted with a white suite comprising low level WC, shower cubicle, wash hand basin with cupboard under, heated towel rail, obscure glazed window to rear.

Outside

To the front and side of the building is a communal car parking area and an area of communal lawn.

Tenure

The property is leasehold with the share of the freehold and has a 999 year lease with approximately 971 years remaining. Service charge is approximately £100 per calendar month.

Services

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

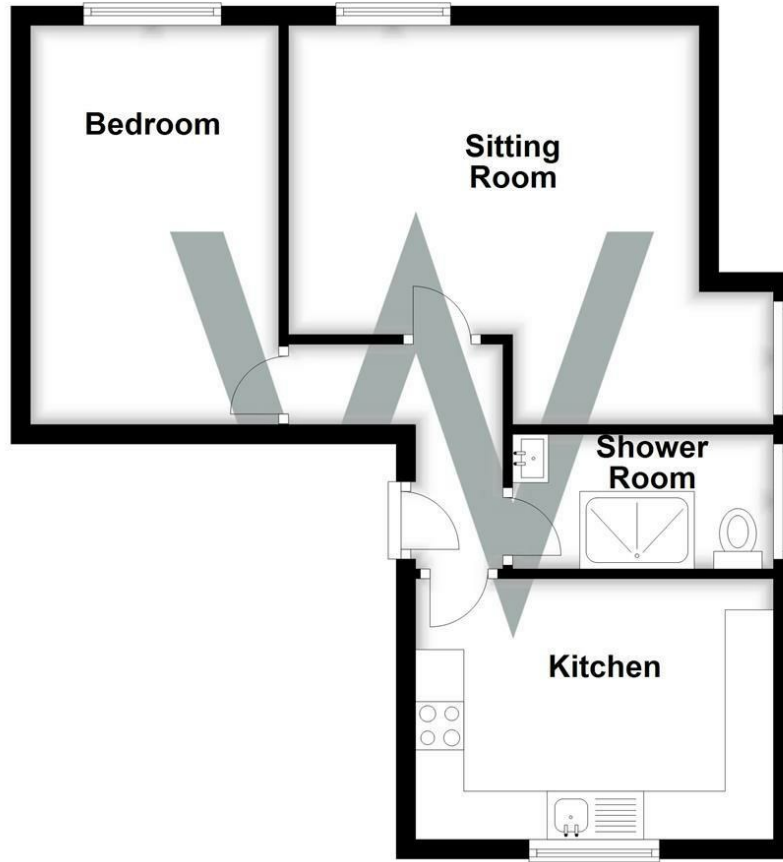
Outgoings

The Council Tax Band is ' B ' and the payment for the year 2022/2023 payable to Wiltshire Council is £1,704.74.

WHAT3WORDS

What3Words reference is: ///inspector.itself.guard

Floor Plan



Total area: approx. 45.6 sq. metres (490.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive	

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

