



Flat 1, 65 Fisherton Street, Salisbury, Wiltshire, SP2 7SU

£220,000 Leasehold

A stylish two bedroom city centre apartment with easy access to railway station.

Description

The property is a contemporarily styled two bedroom top floor apartment situated on the first floor and to the rear of this converted property situated in a convenient city centre location close to the city centre and railway station. The well presented accommodation is accessed via a secure communal hallway. The private entrance hallway has ample storage cupboards and there is an open plan living/dining room with a kitchen area that has attractive units with an integrated oven, hob, washing machine and fridge/freezer. The main bedroom has a built in wardrobe with French doors accessing a roof terrace that enjoys a southerly aspect with a view of the cathedral spire. There is a second bedroom and a shower room. Features include exposed beams and inset spotlights throughout the property, two attractive velux windows in the sitting room and electric heating. The apartment is located in the city centre a short, level walk to the shops and all the amenities that the city offers.

Property Specifics

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

Communal Entrance Hall

Secure intercom system, stairs to first floor.

Entrance Hall

Range of storage cupboards, window to side, radiator, painted brick wall.

Sitting/Dining Room with Kitchen Area 18'5" x 16'2" (5.63m x 4.94m)

Two velux windows to side, radiator, space for table and chairs, telephone and TV point.

Kitchen Area

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, integrated electric oven with four ring gas hob and extractor over, stainless steel sink and drainer with mixer tap, integrated fridge/freezer and washing machine, breakfast bar.

Bedroom One 12'9" x 11'5" (3.89m x 3.48m)

Built in wardrobe, radiator, French doors to roof terrace.

Bedroom Two 11'3" x 8'7" (3.45m x 2.64m)

Two windows to side, radiator, shelf.

Bathroom

Fitted with a white suite comprising shower cubicle, concealed low level WC, circular wash hand basin, heated towel rail, part tiled walls, window to side.

Outside

Leading from the main bedroom is a paved roof terrace with iron railings which enjoys a southerly aspect and a view of the cathedral spire.

Services

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

Outgoings

The Council Tax Band is 'B' and the payment for the year 2024/2025 payable to Wiltshire Council is £1964.62.

Tenure

125 Year lease from August 2015. The Ground Rent is £200 per annum and the latest annual service charge was £1860.

Directions

Proceed by foot from the city centre along Fisherton street towards the railway station and the property can be found halfway along on the left hand side.

WHAT3WORDS

What3Words reference is: [///curvy.cattle.spins](https://www.what3words.com/?q=///curvy.cattle.spins)



Total area: approx. 76.8 sq. metres (827.1 sq. feet)

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