



Flat 8 Augustine Court,, Spire View, Salisbury, Wilts, SP2 7GA

Guide Price £195,000 Leasehold

## **A first floor two bedroom flat located on the popular Spire View development close to the city centre and within easy walking distance of the train station**

### **Description**

A first floor two bedroom flat located on the popular Spire View development close to the city centre and within easy walking distance of the train station. The property consists of entrance hallway with useful storage cupboard, large open plan kitchen/living room area with bay window, two good sized double bedrooms one fitted with double wardrobe and bathroom. The flat benefits from gas central heating and double glazing and there is a private parking space and communal grounds. Vacant possession is offered.

### **Property Specifics**

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

#### **Entrance Hall**

Deep storage cupboard.

#### **Kitchen/Living room**

Bay window to living area. 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, plumbing and space for washing machine and dishwasher, space for fridge/freezer. Tiled splashbacks.

#### **Bedroom 1**

Double built in wardrobe.

#### **Bedroom 2**

Airing cupboard housing gas fired boiler for heating and hot water.

#### **Bathroom**

White suite of panel bath, low level wc, and hand basin. Thermostatic mixer shower, part tiled walls, extractor fan.

#### **Outside**

#### **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 £2,129.43

### **Directions**

From our office in Castle Street proceed away from the city centre and at the roundabout turn left on to the ring road. At the next roundabout take the first exit into Fisherton Street and just after the traffic lights turn left into St Pauls Road. Turn right at the roundabout and take the first left into the parking area.

### **Tenure**

Leasehold. 125 year lease from 1st January 2005. The ground rent is £125 per annum, paid half yearly. The service charge is currently £1215 per annum.

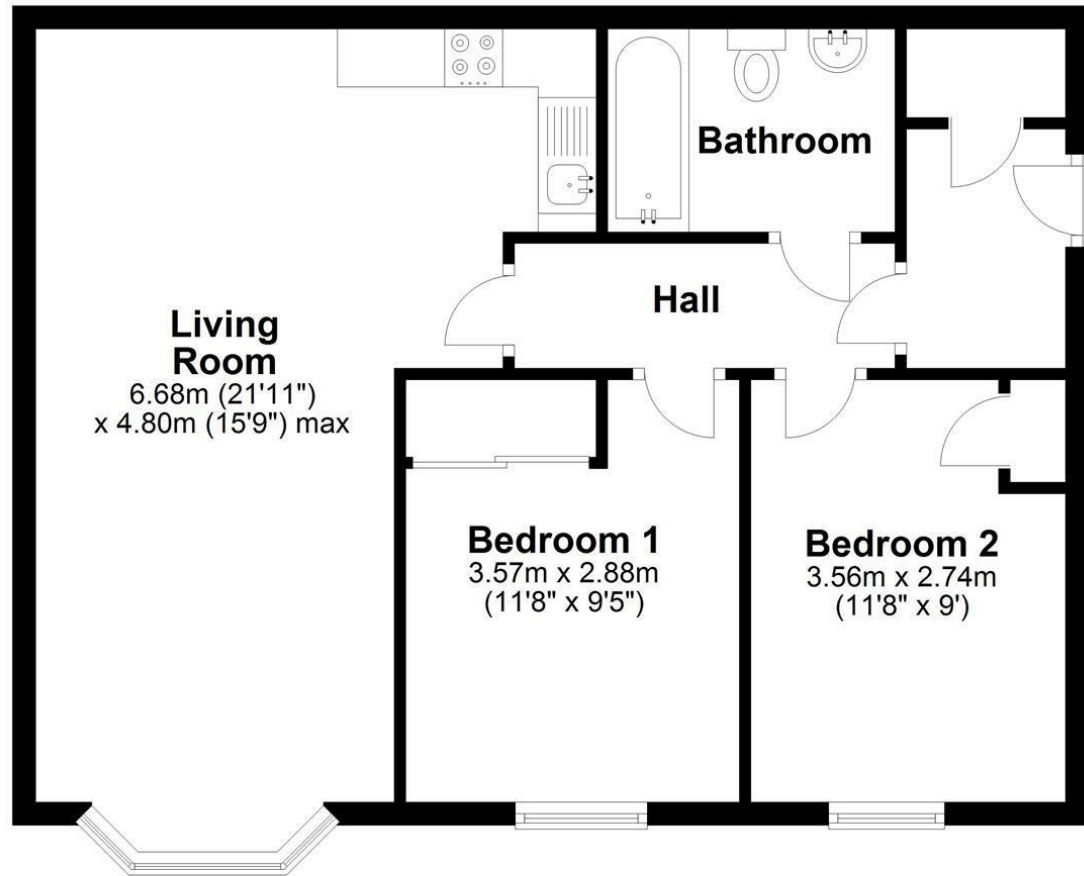
### **WHAT3WORDS**

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

### **NB**


There is a tenant currently in occupation. The photographs were taken prior to his occupation.

**First Floor**  
 Approx. 60.4 sq. metres (650.4 sq. feet)



Total area: approx. 60.4 sq. metres (650.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>	EU Directive 2002/91/EC 	

**WHITES**  
 Castle Chambers, 47 Castle Street,  
 Salisbury, Wiltshire, SP1 3SP  
 01722 336422  
[www.hwwwhite.co.uk](http://www.hwwwhite.co.uk)  
[residential-sales@hwwwhite.co.uk](mailto:residential-sales@hwwwhite.co.uk)

