



Flat 1 The Mount, Elm Grove Road, Salisbury, Wiltshire, SP1 1JW

£160,000 Leasehold - Share of Freehold

A one bedroom, lower ground floor apartment located to the rear of this prestigious building. The property benefits from gas fired central heating, an allocated parking space and is offered to the market with no onward chain.

Directions

From our office in Salisbury proceed towards the city centre bearing left into Blue Boar Row. Bear right into Brown Street before turning left at the traffic lights into Milford Street. At the next set of traffic lights underneath the flyover turn left into Rampart Road and proceed along this road. Bear right, continue up the hill and the rear of The Mount can be found on the right hand side.

Description

The property comprises a lower ground floor apartment with its own entrance located within this prestigious building in a popular residential location. Steps lead down to the entrance door which leads into the kitchen with a good range of units and an integrated oven and hob. There is a good sized sitting room which leads through to a large inner hall/study area with two large storage cupboards and there is a double bedroom and a bathroom. The property further benefits from gas fired central heating and the building is set within lovely communal gardens. The Mount is approached via a gravel driveway where there is an allocated parking space in addition to a visitor's space which is on a 'first come, first served' basis with the rest of the flats. The Mount lies within the Elm Grove Road area of Salisbury just outside the ring road and there is a useful nearby convenience store. The location offers good access onto all the main roads serving Salisbury and the property is offered to the market with no onward chain.

House Specifics

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

Private timber front door to:

Kitchen 14'4" x 5'10" (4.38m x 1.80m)

Fitted with a range of base and wall units with roll top work surfaces and tiled splashbacks, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, space for fridge/freezer, space for further electrical item, integrated Hotpoint electric oven with four ring hob and extractor hood over, wall mounted Worcester gas fired boiler, window to side, double radiator. Door to:

Sitting room 13'11" x 13'11" (4.26m x 4.26m)

Window to front, double radiator, telephone point, TV point. Cupboard housing electric meter. Glazed door to:

Inner hall/study area 20'2" x 5'10" (6.15m x 1.79m)

Radiator, telephone point, storage cupboard with shelving, further walk-in storage cupboard with shelving and power, wall mounted thermostat control.

Bedroom 14'4" x 10'0" (4.37m x 3.06m)

Window to front, radiator.

Bathroom

Fitted with a white suite comprising low level WC, pedestal wash-hand basin, timber panelled bath with shower and shower screen, double radiator, part tiled walls, two windows to front (one PVCu double glazed).

Outside

Surrounding the property there are lovely landscaped gardens which are well maintained and available for use by all the residents. There is an off-road parking space to the front of the property within the gravelled driveway and there is also a visitor's parking space (last on the right) which is used on a 'first come, first served' basis.

Tenure

The property is held leasehold with the share of the freehold for a term of 999 years from June 1984. Service charge is £2200 per annum. No pets allowed.

Services

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

Outgoings

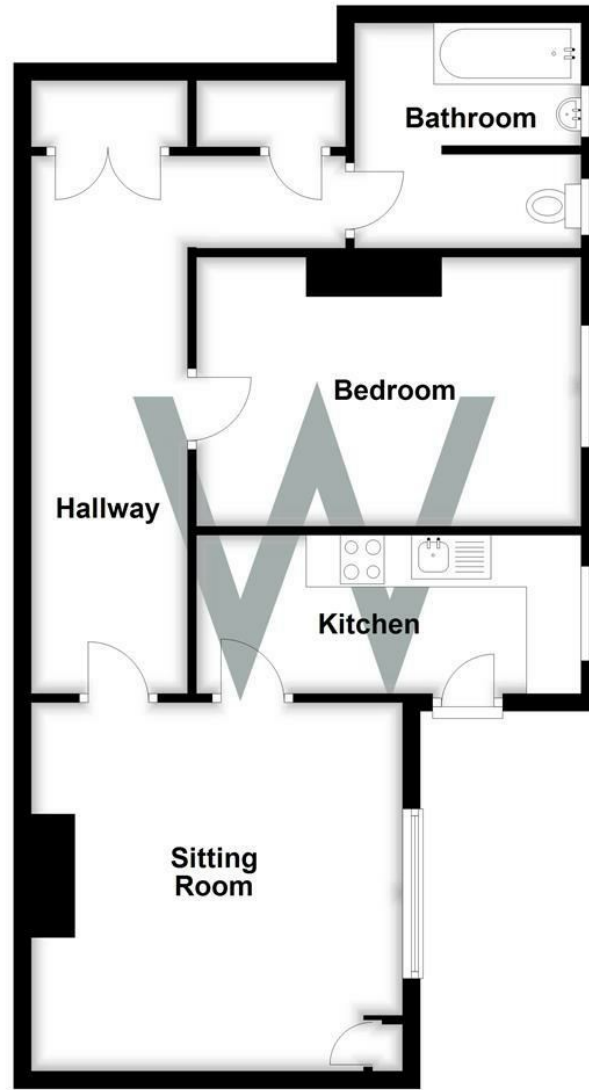
The Council Tax Band is ' B ' and the payment for the year 2023/2024 payable to Wiltshire Council is £1,863.25.

WHAT3WORDS

What3Words reference is: [///hooT.emPloy.reDUce](https://www.what3words.com/#!/hooT.emPloy.reDUce)



Floor Plan
Approx. 63.9 sq. metres (687.6 sq. feet)



Total area: approx. 63.9 sq. metres (687.6 sq. feet)

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