



8 Magdalene Court, Gigant Street, Salisbury, Wiltshire, SP1 2DL

Guide Price £350,000 Leasehold

## A modern three bedroom property located in the City Centre with a private courtyard and allocated parking.

### Description

Situated in the heart of the city, a three story town house together with parking and courtyard garden., offered with vacant possession. The accommodation consists of hall, sitting room, kitchen with dining area, cloakroom, 2 bedrooms with wardrobes, bathroom and ensuite shower room on the first floor, bedroom with wardrobes and cloakroom on the second floor. The windows are double glazed and there is gas central heating by radiators. All the city facilities are within a stone's throw and the main line station is 5 minutes walk.

### Entrance Hall

Stairs to first floor.

### Cloakroom

Low level wc, hand basin with splashback and extractor fan.

### Sitting Room

Understairs storage cupboard.

### Kitchen/Dining Room

Range of work surfaces with base and wall mounted cupboards, one and a half bowl single drainer sink unit with mixer tap, space and plumbing for washing machine, fridge/freezer space, built in double oven and hob, doors to garden.

### First floor landing

Cupboard housing lagged hot water tank, stairs to second floor.

### Bedroom 1

Built in wardrobes.

### Ensuite shower room

Tiled cubicle with thermostatic mixer shower, low level wc and wash basin.

### Bedroom 2

### Bathroom

Panel bath, low level wc and hand basin. Tiled splashbacks.

### 2nd Floor Landing

Storage cupboard.

### Bedroom 3

Built in cupboards, windows to front and rear.

### Cloakroom

Low level wc, wash basin, extractor fan.

### Outside

Allocated Parking Space

Enclosed, paved courtyard garden with wall and timber fencing.

### Services

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

### Outgoings

The Council Tax Band is E and the payment for the year 2024/2025 payable to Wiltshire Council is £3087.26

### Tenure

999 year lease from 2001 with approximately 976 years remaining.

Service/Maintenance charge paid half yearly to Remus Management Group - Jan 24 payment £1021.50 next payment due Aug 24 includes:

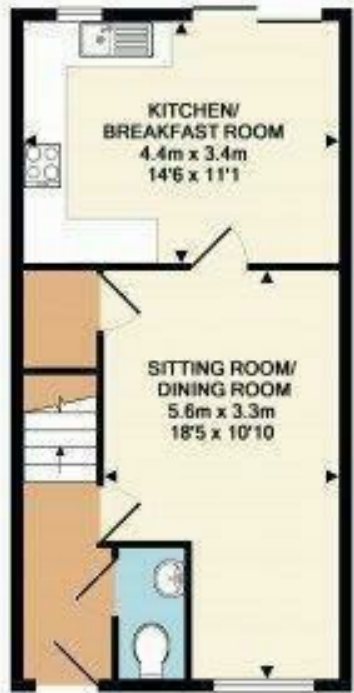
- Building Insurance
- Maintenance of communal areas
- Window Cleaning
- External decoration

### Directions

From our office in Castle Street proceed towards the city centre bearing left into Blue Boar Row. Follow the road around to the right into Brown Street and at the traffic lights turn left into Milford Street. Take the first right into Gigant Street and Magdalene Court can be found after approximately 200 yards on the left hand side.

### WHAT3WORDS

What3Words reference is: ///frog.years.grew



GROUND FLOOR  
APPROX. FLOOR  
AREA 39.6 SQ.M.  
(427 SQ.FT.)



1ST FLOOR:  
APPROX. FLOOR  
AREA 39.7 SQ.M.  
(427 SQ.FT.)



2ND FLOOR:  
APPROX. FLOOR  
AREA 32.7 SQ.M.  
(352 SQ.FT.)

8 MAGDALENE COURT, GIGANT STREET, SP1 2DL  
TOTAL APPROX. FLOOR AREA 112.1 SQ.M. (1205 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**WHITES**  
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