



6B Rawlence Road, Salisbury, Wiltshire, SP2 9DU

£185,000 Leasehold

A fully refurbished first floor two bedroom purpose built flat offered in superb order throughout.

Description

The property is a spacious first floor flat that has been fully refurbished by the present owner and is offered in excellent order throughout. Improvements include rewiring, replumbing (new heating system throughout) with new flooring, carpeting and redecoration in all rooms. There is a newly fitted shower room and kitchen and further benefits include oak veneer doors, a Nest heating control system and Cat 6 broadband in the bedrooms and sitting room. The apartment enjoys gas central heating, PVCu double glazing and a large garden and two brick built stores. The flat will appeal to those who wish to purchase a contemporary flat, stylishly fitted throughout. The accommodation comprises a hallway, a sitting room with a woodburner, a kitchen, two good sized bedrooms and a shower room with ample storage within the loft area. Nearby amenities include a convenience store and post office and a nearby bus route which leads to the city centre which lies approximately two miles away.

Property Specifics

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

Communal entrance hall

Stairs to first floor.

First floor - Landing area

Front door to:

Entrance Hall

Access to loft, inset spotlights, cupboard housing Ideal gas boiler, doors to all rooms.

Sitting room 14'2" max x 13'0" (4.32m max x 3.98)

Window to rear, radiator, inset woodburner, TV point for wall mounted TV with concealed cabling.

Kitchen 12'11" x 8'1" (3.94m x 2.48m)

Fitted with an excellent range of base and wall units with work surfaces over, sink and drainer with mixer tap under window to front, integrated gas cooker with extractor over, space/plumbing for washing machine, space for fridge/freezer, breakfast bar, radiator.

Bedroom one 11'6" x 11'5" (3.51m x 3.48m)

Window to rear and porthole window to side, radiator, TV point.

Bedroom two 11'6" x 7'1" (3.51m x 2.16m)

Window to rear, radiator.

Shower room

Fitted with a white suite comprising wash hand basin with mirror (anti-fog, lighting and built in speakers), large shower cubicle with rainfall shower head over, low level WC, inset spotlights, majority tiled walls, obscure glazed windows to side.

Outside

To the rear of the building there is a large garden which has recently been landscaped and is lawned with a timber decked area with two storage sheds. It is enclosed on all sides by fencing and walling.

Tenure

Leasehold (101 years remaining). Ground Rent £10 per annum. Service charge £100 per annum.

Services

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

Outgoings

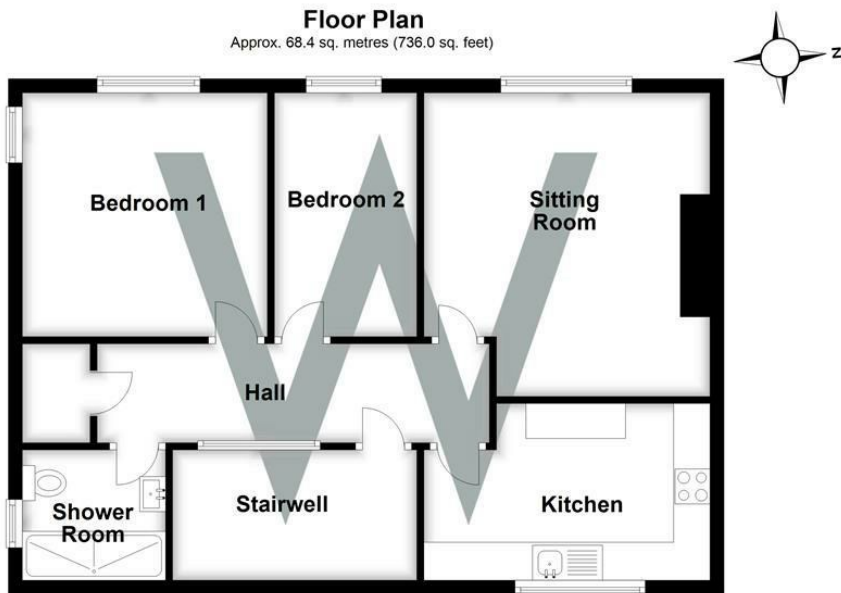
The Council Tax Band is 'B' and the payment for the year 2023/2024 payable to Wiltshire Council is £1,863.25.

Directions

Leave Salisbury on the A36 Wilton Road and at Skew Bridge turn right. Turn left at the mini roundabout into Pembroke Road and take the next left to continue along this road. At the top of the hill turn left into Rawlence Road and the property can be found after a short distance on the right hand side.

WHAT3WORDS

What3Words reference is: [///noises.soil.hedge](https://www.what3words.com/#!/en////noises.soil.hedge)



Total area: approx. 68.4 sq. metres (736.0 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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