



Flat 8 Old School House, 161 Fisherton Street, Salisbury, Wiltshire, SP2 7RP

Guide Price £199,950 Leasehold

## **A light and airy first floor flat 2 bedroom flat together with parking and communal outside space situated within an easy, level walk of the city centre and train station.**

### **Description**

The Old School House was converted into a range of well proportioned apartments by a local award-winning architect in 2013. No. 8 is a light and airy first floor flat, privately situated to the rear and is accessed via a communal entrance hallway with an entrance intercom system. The accommodation comprises a large hallway/study area, sitting/dining room with a kitchen area containing an integrated fridge/freezer, washing machine, electric oven and gas hob, two double bedrooms and a bathroom with travertine stone tiling and floor level safety lighting. There are PVCu double glazed sash windows and gas fired central heating. There is a lift accessing the communal hallways and a well maintained communal outside area. A further benefit is the private parking space. It is situated within a stones throw of the railway station and within level walking distance to the city centre. Vacant possession is offered.

### **Entrance Hall/Study area**

### **Kitchen/Sitting Room**

The kitchen area is fitted with white-fronted shaker style cupboards and drawers with roll top work surfaces and tiled splashbacks. Wall cupboards, stainless steel sink and drainer with mixer tap, integrated electric Beko oven with four-ring gas hob and extractor over, integrated washing machine and fridge/freezer, cupboard housing gas fired boiler for central heating and hot water. Breakfast bar, ceiling spotlights, wood effect flooring, smoke alarm. The sitting end is carpeted with further spotlights and picture window.

### **Bedroom One**

Double built in wardrobe, picture window.

### **Bedroom Two**

Sash window, space for double wardrobe.

### **Bathroom**

Fitted with a white suite comprising low level WC, bidet, panelled bath with low level lighting and wash basin. Triton shower and shower screen, part tiled walls, pedestal wash hand basin, heated towel rail, extractor fan, inset spotlights.

### **Outside**

To the rear is a paved communal sitting area and garden. This is well maintained with mature shrubs and herbaceous plants.

### **Parking**

There is a private parking space in the basement area.

### **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 2024/2025 payable to Wiltshire Council is £1964.62

### **Tenure**

125 year lease with approximately 114 years remaining. Ground rent £100pa until 24th dec 2075. Service charge approximately £1,474 per annum.

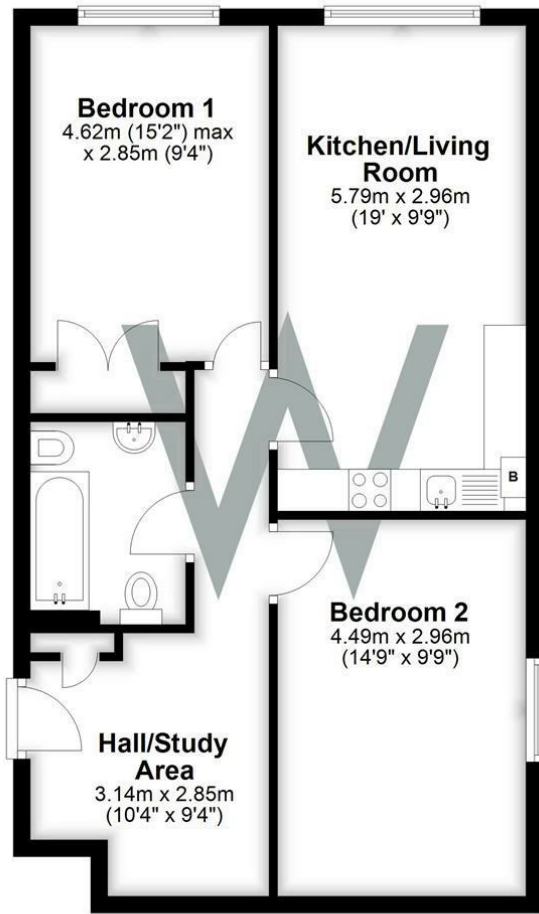
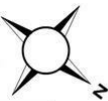
### **Directions**

From our offices in Castle Street proceed in a northerly direction to the roundabout. Turn left on to the ring road and at the next roundabout turn left and take the first turning right into the lower end of Fisherton Street. The Block of flats will be found on the left hand side. Access is via coded vehicular or pedestrian gates.

### **WHAT3WORDS**

What3Words reference is: [///prices.reform.today](https://www.what3words.com/price-reform-today)

**First Floor**  
 Approx. 60.7 sq. metres (653.8 sq. feet)



Total area: approx. 60.7 sq. metres (653.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>84</b>	<b>84</b>
(81-91) <b>B</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**WHITES**  
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