



6, Valentine Court Spire View, Salisbury, Wiltshire, SP2 7GP

£195,000 Leasehold

**A two bedroom ground floor flat which enjoys a double aspect sitting/dining room, a separate kitchen and an allocated parking space. No onward chain.**

### **Description**

The property is a well presented ground floor apartment located on this popular residential development. The accommodation comprises a communal entrance hallway with access via a communal entry phone system. A private entrance hallway leads to all rooms and there is a sitting/dining room which has two bay windows. Unlike most other apartments within this development, this property enjoys a separate kitchen which has an integrated oven and hob. There are two bedrooms with the main bedroom having a fitted double wardrobe and the bathroom has a shower over the bath. The property further benefits from PVCu double glazing and gas fired central heating and there is also an allocated parking space in a parking area adjacent to the block. The property is offered to the market with the benefit of no onward chain. The Spire View development is in an extremely convenient location close to the railway station and the city centre and would make an ideal purchase for a buy-to-let or for a first time buyer. No onward chain.

### **Property Specifics**

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

#### **Communal entrance hall**

Entry via communal intercom system. Private front door to;

#### **Entrance hall**

Entrance intercom phone, useful storage cupboard also housing electric fusebox and meter, wood effect floor, radiator, cupboard housing gas boiler, doors to all rooms.

#### **Sitting/dining room 14'5" x 14'3" (4.41m x 4.36m)**

Dual aspect with two attractive bay windows, wood effect floor, two radiators.

#### **Kitchen 7'6" x 6'1" (2.31m x 1.87m)**

Fitted with base and wall units, stainless steel sink and drainer with mixer tap over, integrated electric oven with four ring hob and extractor over, space/plumbing for washing machine, space for fridge/freezer, radiator.

#### **Bedroom one 10'3" x 9'5" (3.14m x 2.89m)**

Two windows to rear, radiator, sliding doors to fitted wardrobes.

#### **Bedroom two 11'8" x 7'1" both max (3.58m x 2.18m both max)**

Window to side, radiator.

### **Bathroom**

Fitted with a white suite comprising panelled bath with shower over, low level WC, pedestal wash hand basin, radiator, part tiled walls, shaver point, extractor.

### **Outside**

The property has an allocated parking space marked number 6 found near to Valentine Court behind Nicholas Court. There are areas of communal garden within the development.

### **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.

### **Tenure**

Leasehold. The property is held on a 125 year lease from January 2005. The ground rent is £125 per annum paid half yearly. The service charge is currently approximately £1700 per annum.

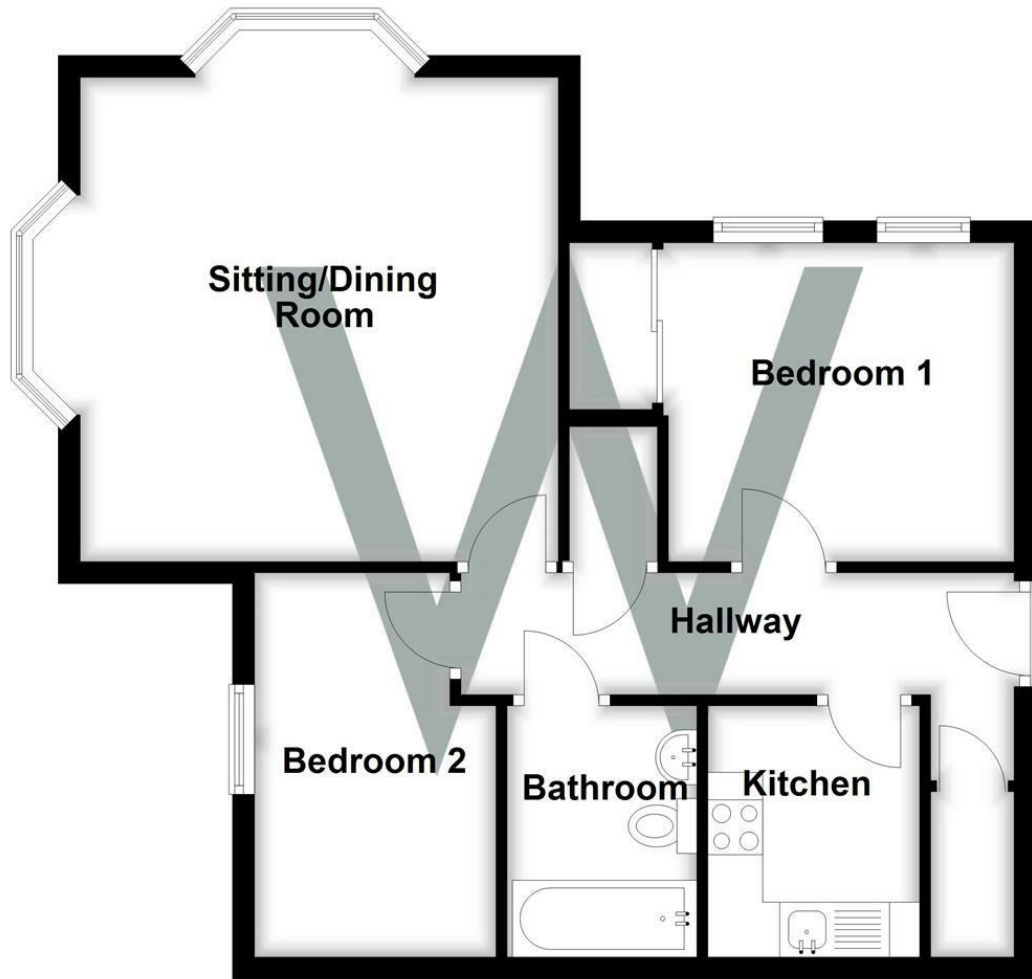
### **Directions**

From our office in Castle Street proceed away from the city centre and at the roundabout turn left onto 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. At the roundabout turn right and continue onto the Spire View development. Valentine Court can be found as the last block on the left.

### **WHAT3WORDS**

What3Words reference is: [///sober.fact.shadow](https://www.what3words.com/sober.fact.shadow)

# Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	78
(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**  
 Castle Chambers, 47 Castle Street,  
 Salisbury, Wiltshire, SP1 3SP  
 01722 336422  
[www.hwwhite.co.uk](http://www.hwwhite.co.uk)  
[residential-sales@hwwhite.co.uk](mailto:residential-sales@hwwhite.co.uk)

