Flat 9, Three Cuppes House St Edmunds Church Street, Salisbury, Wiltshire, SP1 1EF

£157,500 Leasehold

About The Property

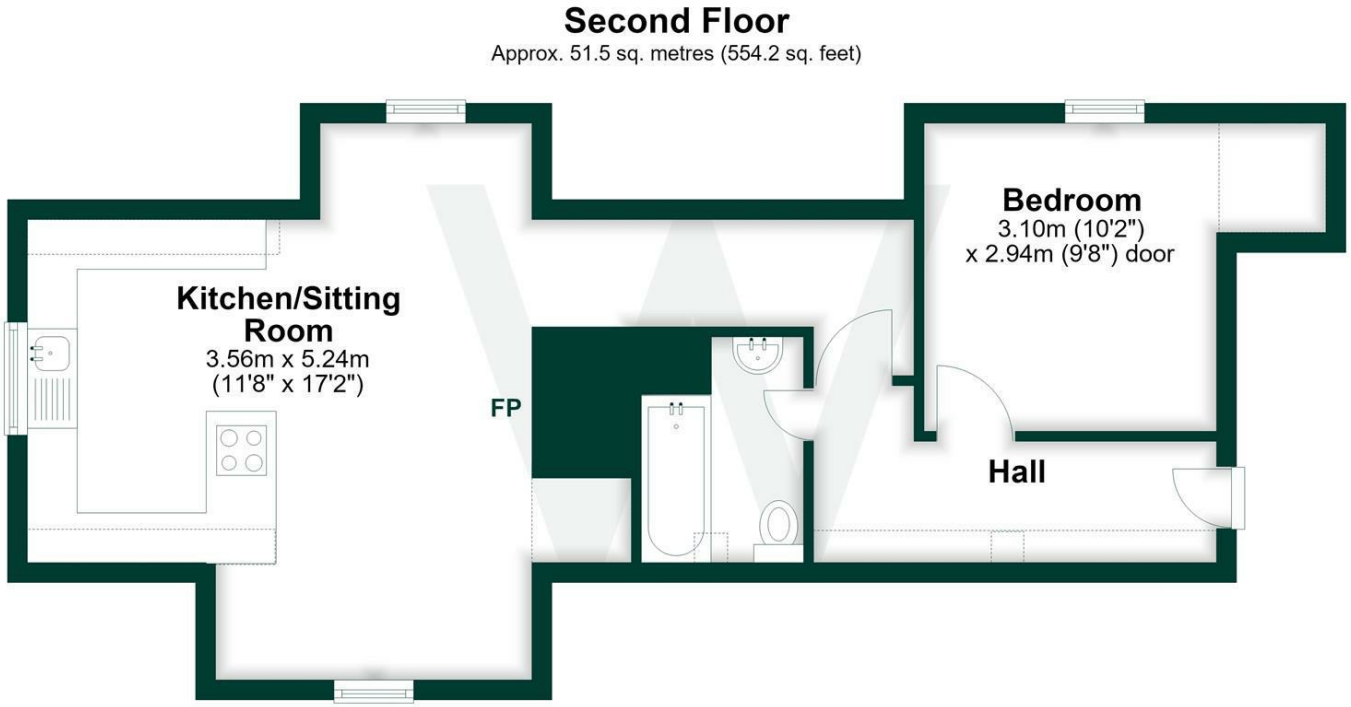
A really interesting top floor flat in a character building, listed Grade II* and full of character including exposed timbers and fireplace. There are rooftop views, gas central heating, wonderful staircase/landing, first come first served parking and it is offered with no onward chain. It is situated in the heart of the city within easy walking distance of excellent shopping, theatre, cinemas, restaurants, pubs and railway station.

There is an intercom entry system to the front door. Enter the property via the communal entrance hall which also has a door to the rear parking area. Stairs lead to both floors with panelling and timbers. The flat has an entrance hall with velux window and timbers. The double bedroom lies to the front elevation and has a useful storage recess and timbers. The bathroom has a velux window, heated towel rail, tiled splashbacks and a white suite with panel bath with mixer tap, shower attachment and glass shower screen, hand basin and wc. A further area of hallway leads to the triple aspect, open plan sitting room/kitchen which has superb timbers, brick fireplace, some exposed brick walling, cupboard housing Worcester gas boiler for heating and hot water, range of work surfaces, cupboards, stainless steel sink and drainer, built in oven, hob and extractor hood, space and plumbing for washing machine and further appliance space.

To the rear of the property is a gravelled parking area which offers parking for one vehicle on a first come first served basis.

			554.20 sq ft

- City Centre Location
- Full of Character
- Open Plan Sitting Room/Kitchen
- Double Bedroom
- Lovely Rooftop Views
- Communal Parking
- Gas Central heating
- No Onward Chain
- Grade II* Listed



Further Information

Local authority: Wiltshire Council

Council Tax: B - £2160.35 (2026/2027)

Tenure: Leasehold

Tenure details: The lease term is 125 years from 25th March 1992. The maintenance, ground rent and insurance charge for the year ending 1st May 2027 is £1,690.12 and there is circa £30,000 in the sinking fund.

Services: All main services are connected.

Heating: Gas Central Heating by radiators.

Directions: From our office in Castle Street proceed over into Scots Lane. Continue into Bedwin Street. Take the second right into St.Edmunds Church Street. Continue over Salt Lane where Three Cuppes will be found on the right hand side.

What3words:///tender.harder.snacks

WHITES

01722 336 422
residential-sales@hwwhite.co.uk
Castle Chambers, 47, Castle Street, Salisbury, SP1 3SP