



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

£190,000 Leasehold



## About The Property

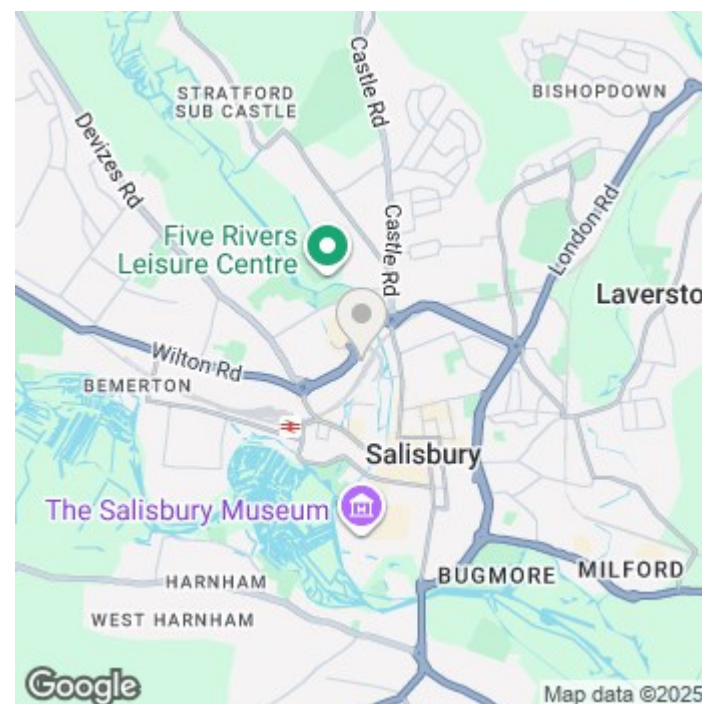
The property is a well proportioned first floor apartment located on this popular residential development. It is offered to the market with no onward chain.

The accommodation comprises a ground floor communal entrance hallway which only serves four properties with entry via a communal entry phone system. This first floor apartment has a private entrance hallway which leads to all rooms. There is a sitting/dining room with a bay window and within this area there is a kitchen with an integrated oven and hob and spaces for the usual electrical appliances.

There are two good sized bedrooms one of which has a fitted wardrobe. There is also a spacious bathroom which has a white suite and a shower over the bath. In the hallway there is a storage cupboard which houses the gas fired boiler and a loft hatch to a useful loft space. The property further benefits from PVCU double glazing throughout and there is an allocated parking space adjacent to the building.

The Spire View development is an extremely convenient location close to the railway station and the city centre and Waitrose is a short walk away. No onward chain.

- First floor apartment
- Two Bedrooms
- Sitting/dining room with bay window
- Bathroom
- PVCu DG
- Gas CH
- Allocated parking space nearby
- Popular location
- Close to city centre
- No chain

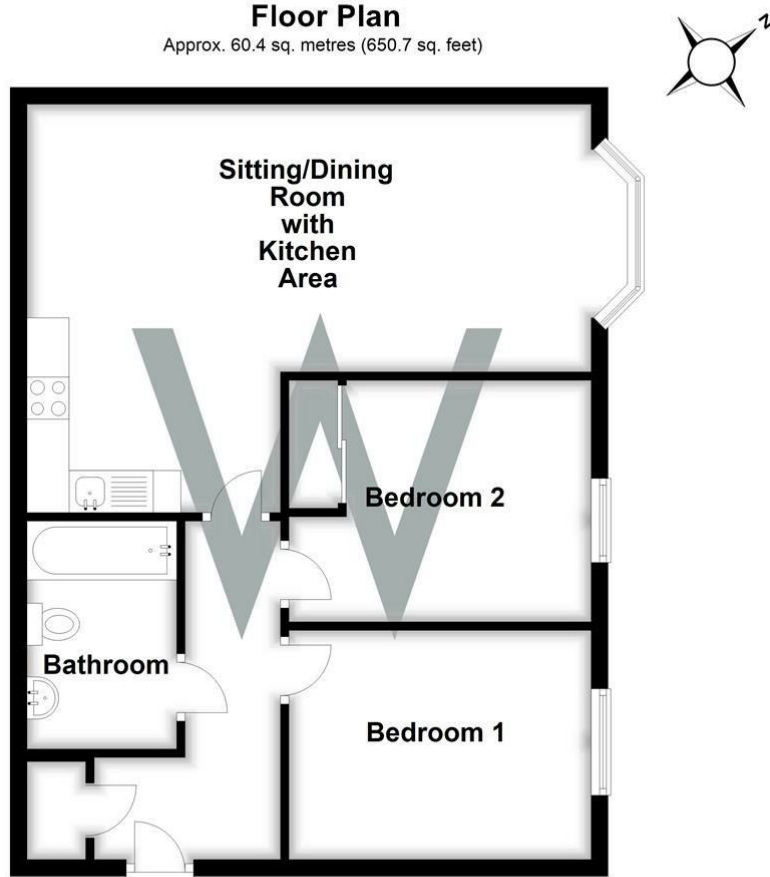






## Floor Plan

Approx. 60.4 sq. metres (650.7 sq. feet)



## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2350.54 (2025/2026)

Tenure: Leasehold 125 years from 2005. Ground Rent £125 per annum. Service charge £1962 per annum

Services: All mains services are connected to the property.

Heating: Gas fired central heating.

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 to the end of this Spire View development and Valentine Court can be found on the left hand side.

What3words: ///civic.chains.decreased

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 