



Flat 2, 2 Elm Grove Road, Salisbury, Wiltshire, SP1 1JW

Asking Price £150,000 Leasehold

About The Property

The property is a character, converted two bedroom upper ground floor flat occupying a convenient location just outside the city centre and offered to the market with no onward chain.

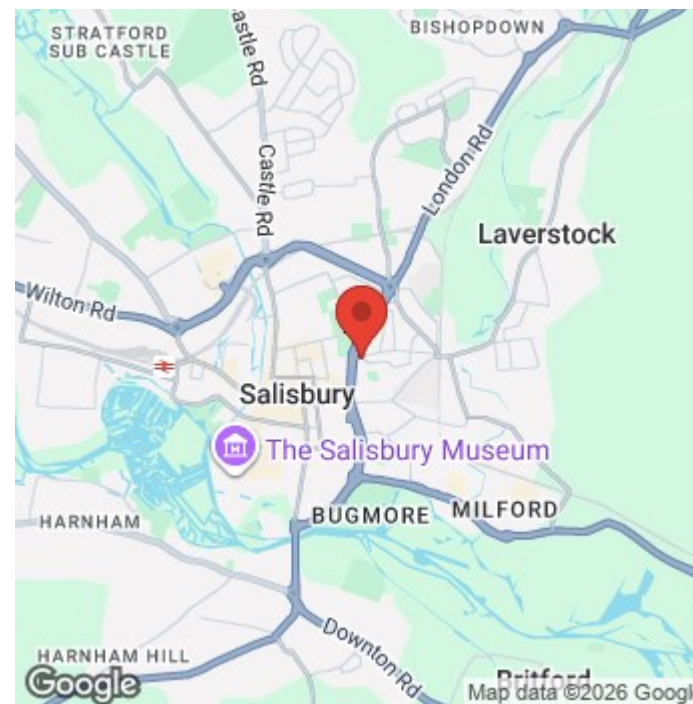
It has its own private front door which accesses the private entrance hallway which leads to all the rooms. The sitting room has a double aspect with an attractive bay window to the front. The kitchen has base and wall units with ample work surfaces and an integrated electric oven and hob with an extractor over. There is both space for a fridge/freezer and washing machine and there is a sink under the side window with a further window to the front. The wall mounted gas boiler is also located in the kitchen.

There are two bedrooms together with a bathroom that has a white three piece suite with a shower over the bath. Further benefits include gas central heating, secondary glazed sash windows and parking within a gravelled parking area to the side.

The flat forms the lower part of an attractive character building which is located just outside the ring road and therefore near to the city centre. Also nearby is a popular park (The Greencroft) and there is a Co-op store nearby. The city centre offers an excellent range of other amenities and can be easily reached via a pedestrian underpass.



- Upper ground floor flat
- Two bedrooms
- Sitting room
- Kitchen
- Bathroom
- Gas CH
- Secondary glazed sash windows
- Off road parking
- Close to city centre
- No chain

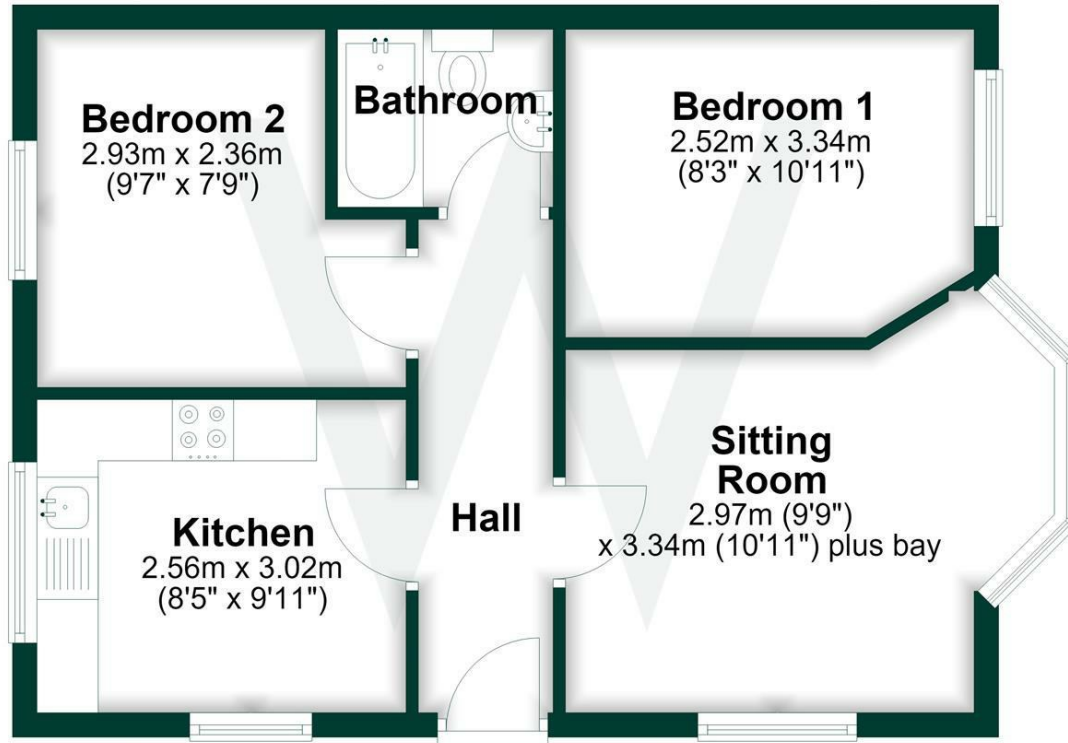




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Floor Plan

Approx. 43.2 sq. metres (464.9 sq. feet)



Total area: approx. 43.2 sq. metres (464.9 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: C - £2468.97 (2026/2027)

Tenure: Leasehold. Leasehold with 110 years remaining. £150 per annum ground rent. Variable service charge on an as and when needed basis. Buildings insurance is £680.

Services: Mains gas, electricity, water and drainage.

Heating: Gas central heating

Directions: From our office in Castle Street proceed towards the city centre and in to Brown Street. Turn left in to Milford Street and under the bridge turn left at the lights in to Rampart Road. As the road bears to the right in to Kelsey Hill the property can be found on the corner on the right hand side.

What3words: ///pack.courier.target

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC