



9 Marlborough Court Kings Road, Salisbury, Wiltshire, SP1 3AD

£239,000 Leasehold - Share of Freehold

A second floor two bedroom apartment located within a quiet popular residential area close to the city centre. The property also benefits from a parking space within a garage complex.

Directions

Proceed from our office in Castle Street in a northerly direction and turn right into Wyndham Road. Take the first left in to Kings Road and follow the bend to the right. Marlborough Court can be found at the end on the left hand side.

Description

The property is a purpose-built second floor apartment situated within a quiet, popular residential location close to the city centre. The property has well proportioned and spacious accommodation which leads from a secured communal entrance hallway and comprises a private entrance hallway, a sitting/dining room which faces south, two double bedrooms, a kitchen/breakfast room and a shower room. There is also a useful loft area. The property benefits from PVCu double glazing and gas fired central heating. The property also has the benefit of shared use of the communal gardens to the side and on the lower ground floor there is a shared garage within which there is an allocated parking space for each flat. The property is offered to the market with no onward chain.

Property Specifics

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

Communal Entrance Hall

Secure entry phone system, post boxes, stairs to second floor, private front door to:

Entrance Hall

Radiator, entrance intercom phone, storage cupboard with shelving, loft access.

Sitting/Dining Room 19'1" x 12'2" (5.83m x 3.73m)

Dual aspect with two south facing windows to front and window to side, two double radiators, TV point.

Kitchen/Breakfast Room 11'8" x 8'11" (3.57m x 2.73m)

Fitted with a range of base and wall units with work surfaces over, integrated electric oven with four ring gas hob and extractor over, stainless steel sink and drainer with mixer tap, space/plumbing for washing machine, space for fridge freezer, wall mounted gas boiler, sash window to rear.

Bedroom One 12'11" x 10'4" (3.96m x 3.16m)

Window to front, double radiator, built-in wardrobes.

Bedroom Two 13'10" x 9'0" (4.24m x 2.76m)

Window to side, radiator.

Shower Room

Fitted with a white suite comprising large shower cubicle with waterfall shower head over, wash hand basin with cupboard under, low level WC, radiator, part tiled walls, linen cupboard with shelving.

Outside

The property has the benefit of shared use of the attractive communal gardens which lie to the side of the property. There is a driveway leading round to the rear of the block to a garage which has an electric up and over door. Within the garage area is an allocated parking space and storage area.

Tenure

The property has a share of the freehold on a 125 year lease from 1987. There is a monthly service charge of £95.76.

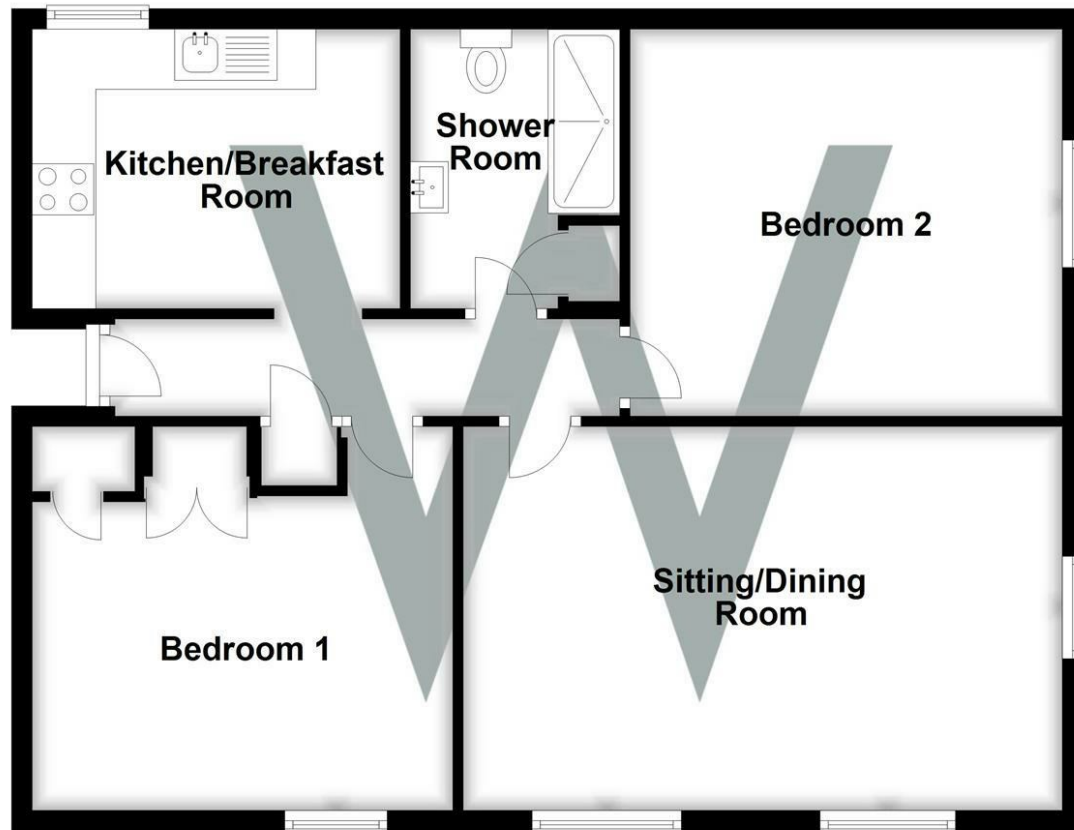
Services

Mains gas, water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is 'C' and the payment for the year 2024/2025 payable to Wiltshire Council is £2245.28.

Floor Plan Approx. 75.8 sq. metres (815.5 sq. feet)



Total area: approx. 75.8 sq. metres (815.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	70	79
England & Wales		



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