



8 Chequers House, 2 New Street, Salisbury, Wiltshire, SP1 2FG

Offers In Excess Of £270,000 Leasehold

About The Property

Converted in 2018, the property is a superbly presented two bedroom first floor apartment which is finished to a high specification. Features of note include underfloor heating (all rooms separately controlled), PVCu double glazed sash windows, contemporary bathroom fittings and a well fitted kitchen with integrated appliances. All the rooms also have high ceilings and some with inset spotlights and the building has a secure entrance intercom system to a communal hallway with all floors being served by a lift.

The apartment comprises an entrance hallway with a useful storage cupboard which also houses the washing machine, heat interchange unit and an air filtration system. There is a large L-shaped sitting/dining room with a kitchen area. This has a south facing square bay window and a space for table and chairs and there is an excellent range of kitchen units with an integrated electric oven and hob with extractor over, fridge/freezer and dishwasher. There is also a breakfast bar.

There are two double bedrooms. The main bedroom has a dressing area and an excellent range of fitted wardrobes within which there is also a TV point. Underneath the window is a storage bench and there is an en-suite shower room whilst the main bathroom has a three piece suite, both rooms having fully tiled walls and floors with heated towel rails.

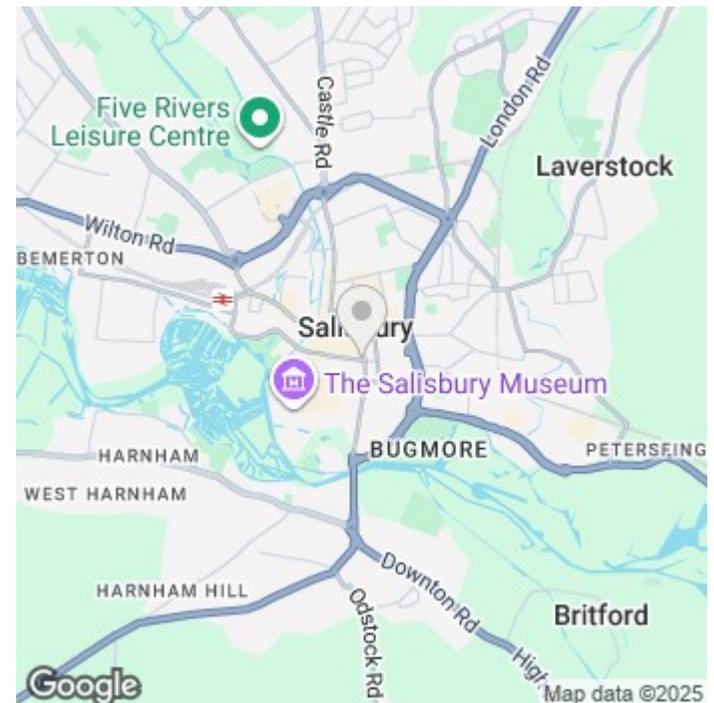
To the rear of the block is a secure gated car park with bin and bike store. The apartment has an allocated space, with a security post and it is conveniently positioned next to the rear communal door to the building.

New Street is located a short distance from all of the city's amenities and the railway station lies an easy walk away. The Cathedral Close offers an attractive open space within a short distance and there is also an excellent range of shops and restaurants within level walking distance.

THERE IS THE OPPORTUNITY TO PURCHASE A SHARE OF THE FREEHOLD. DETAILS ON REQUEST.



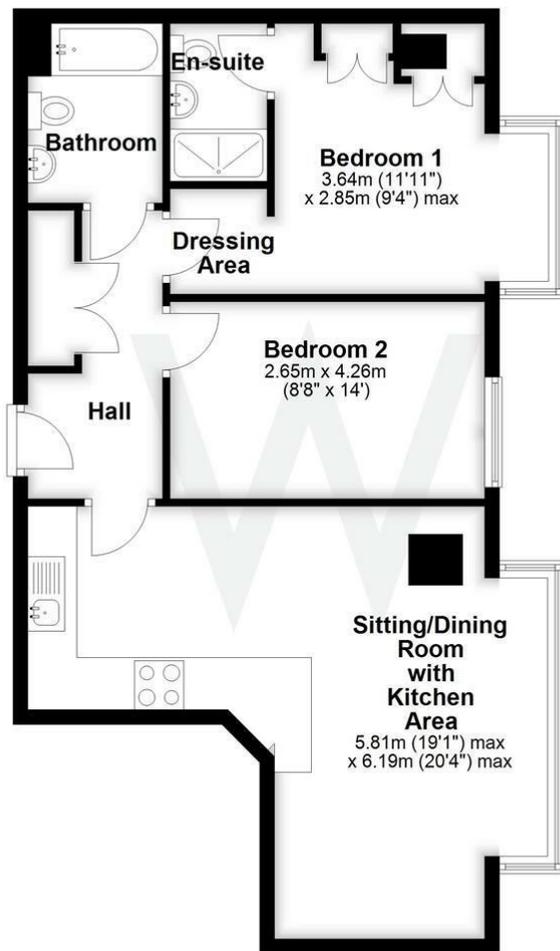
- First floor apartment - lift access
- Two double bedrooms
- Large sitting/dining room with kitchen area
- En-suite to master
- Bathroom
- Underfloor heating
- Double glazed sash windows
- Allocated parking space
- City centre location
- Share of freehold available - Service charge fully paid until end March 2026





Floor Plan

Approx. 68.5 sq. metres (736.8 sq. feet)



Total area: approx. 68.5 sq. metres (736.8 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: D - £2,644.36 (2025/2026)

Tenure: Leasehold

Services: All mains services are connected.

Directions: On foot, leave the Market Square by the Guildhall and proceed south along Catherine Street. At the junction with New Street, the building can be found on the right hand side.

Tenure: 243 years remaining. Annual service charge is £2800 which can be paid monthly, quarterly, every 6 months or annually. Service charges have been paid until the end of March 2026.

what3words: ///boss.claim.ramp

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	