



2 Dimmer Drive, Wilton, Salisbury, Wiltshire, SP2 0FL

£200,000 Leasehold

## About The Property

The property is a modern, purpose built ground floor flat, built in 2018 and offered with vacant possession.

The property is accessed via a communal entrance hallway and secure entry system. The well proportioned accommodation comprises an entrance hallway which has a storage/utility cupboard with plumbing for a washing machine and an entrance intercom phone.

There is an open plan sitting/dining room with a kitchen area. This enjoys a double aspect with an attractive square bay window, a media plate and wood effect flooring. The kitchen has a good range of cream fronted base and wall units with integrated electric oven, grill, four ring hob, extractor, fridge/freezer and tumble dryer.

There are two bedrooms and the main bedroom has an en-suite shower room. There is also a large bathroom, both having contemporary white suites. Further benefits include PVCu double glazing and gas central heating. To the rear of the block is a residents car park with one allocated parking space.

Wilton has a good bus service (including the nearby Park and Ride) providing convenient access into Salisbury, which offers an excellent range of shopping, educational, leisure and cultural facilities as well as a mainline railway station with connections to the West Country and London (Waterloo). Wilton itself supports a good range of amenities including a primary school, public houses, doctors surgeries and dentist and convenience store with a post office.



2



2



1



668.20 sq ft

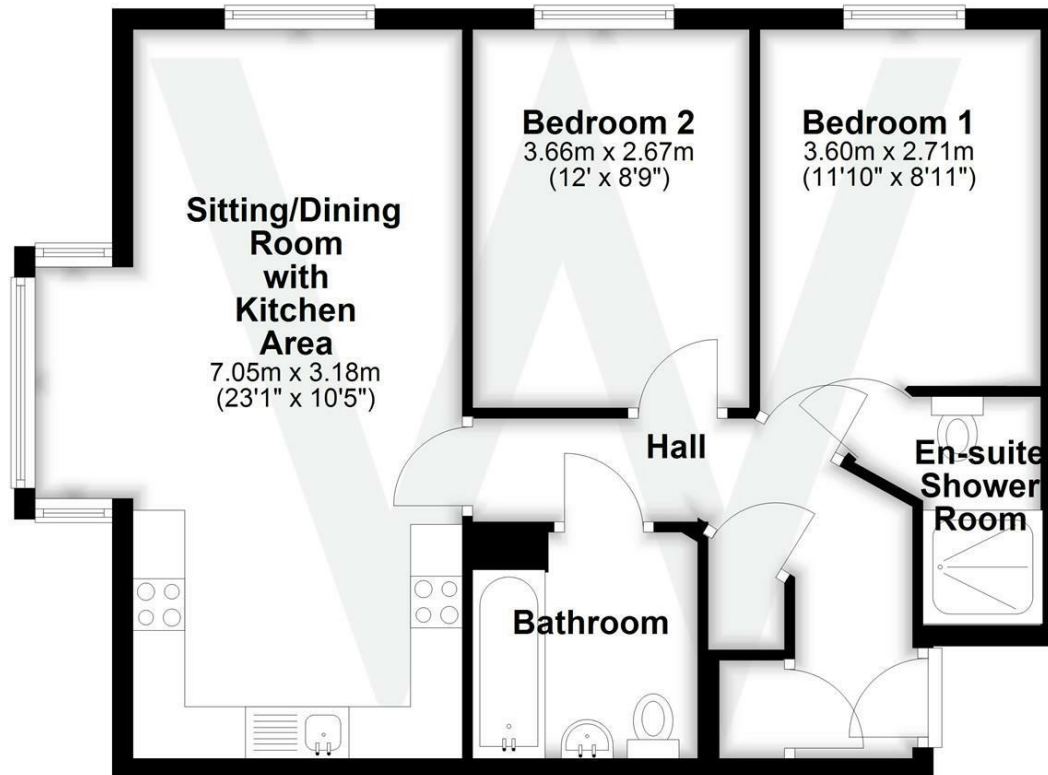
- Ground floor apartment
- Two bedrooms
- Open plan sitting/dining with kitchen area and integrated appliances
- En suite to master
- Bathroom
- PVCu DG and Gas CH
- Allocated parking space
- No chain





## Floor Plan

Approx. 62.1 sq. metres (668.2 sq. feet)



Total area: approx. 62.1 sq. metres (668.2 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: B - £1880.84 (2025/2026)

Tenure: Leasehold for a term of 999 years from 2017. Service charge: Last 6 months was £893.07. Ground rent £125 every 6 months.

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators

Directions: Leave Salisbury along the A36 Wilton Road and upon reaching Wilton turn right at the roundabout into The Avenue. Proceed up the hill before turning right at the roundabout. Take the next left and the property can be found on the right hand side.

What3words: ///surround.invented.disco

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(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	