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WHITES

15 Joseph Court, Spire View, Salisbury, Wiltshire, SP2 7GG

£195,000 Leasehold

## About The Property

The property is a purpose built, modern ground floor apartment which is situated close to the city centre on the popular Spire View development. It is presented in good order and it is offered to the market with no onward chain.

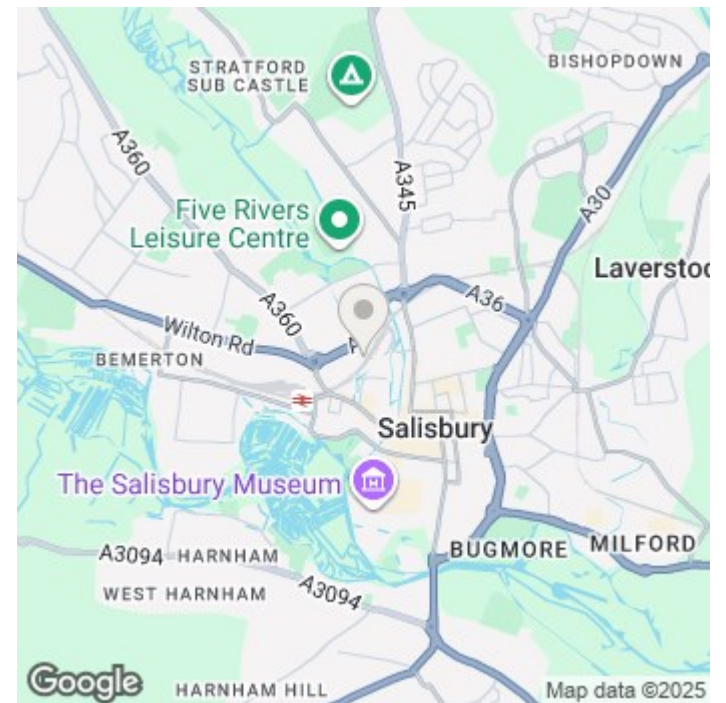
The accommodation comprises a communal hallway which is entered via a secure entrance intercom system and there is a useful storage cupboard by the front door to the property. All the rooms lead from the entrance hallway which also has a storage cupboard housing the electric boiler.

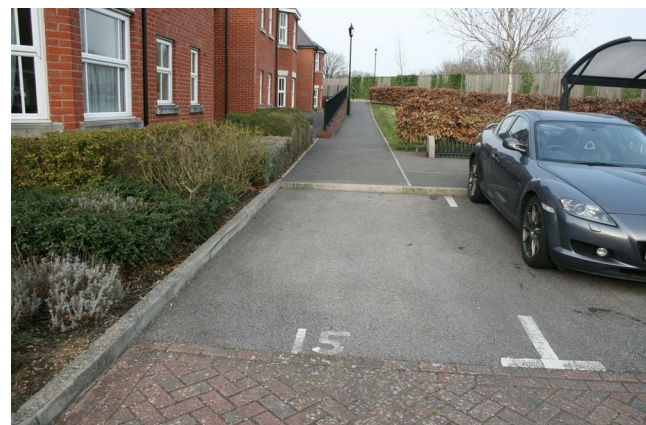
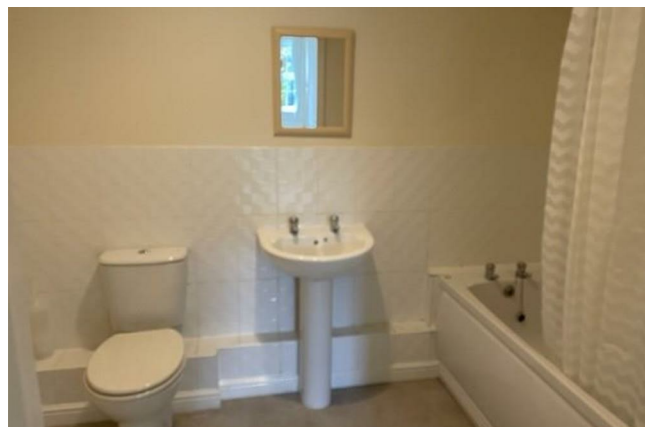
There is a large L-shaped sitting/dining room with a kitchen area. This has attractive bay windows on two aspects and the kitchen has an integrated electric oven and a gas hob with space for further appliances.

There are two bedrooms with fitted wardrobes in the main bedroom and the large bathroom has a white three piece suite. The property benefits from PVCu double glazing throughout central heating via an electric boiler and an allocated parking space in the adjacent car parking area which also provides visitor spaces for which a permit is required. The property lies adjacent to a large communal garden area which provides a private aspect.

The Spire View development has communal garden areas and lies conveniently close to Waitrose and the leisure centre and the railway station also lies nearby. The city centre can be reached by foot and offers an excellent range of amenities.

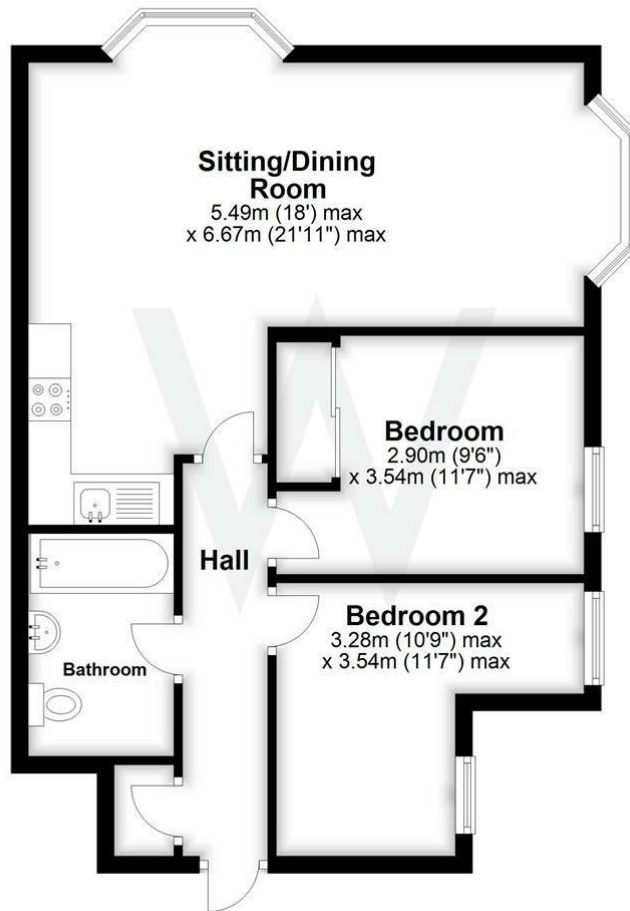
- Ground floor apartment
- Two bedrooms
- Open plan sitting/dining room with kitchen area
- Bathroom
- PVCu DG & electric boiler
- Parking space
- Popular location
- No chain





### Floor Plan

Approx. 57.1 sq. metres (614.6 sq. feet)



Total area: approx. 57.1 sq. metres (614.6 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2,350.54 (2025/2026)

Tenure: Leasehold with a 125 year lease from 1 January 2005. Ground Rent: £125 per annum. Service Charge: TBA

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

Heating: Electric boiler.

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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 onto the Spire View development. Joseph Court can be found after a short distance on the left hand side.

What3Words : ///react.flute.resist

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	