



Flat 2, 65 Milford Street, Salisbury, Wiltshire, SP1 2BP

Asking Price £125,000 Share of Freehold

A self-contained one bedroom first floor flat forming part of a conversion carried out in recent years and offered in good order throughout. The property will provide an excellent purchase for investors at 6.7% return, or first time buyers.

Description

The property is a one bedroom first floor flat forming part of the conversion of a Grade II listed building occupying a convenient position close to the city centre and all amenities. Accessed from the rear of the building, the property comprises a communal entrance hallway (shared with one other flat) with a communal stairway to the first floor. There is a small private entrance hallway which leads to a sitting room with two sash windows providing a dual aspect. Within this room is a kitchen area with a good range of white-fronted units together with an integrated oven, hob and extractor hood. The bedroom again has a sash window and has an en-suite shower room which is fitted with a contemporary white suite. Further benefits include electric heating and a loft. The property lies within level walking distance of the city centre which has an excellent range of amenities and the property would lend itself to those seeking property for an investment with a potential rental income of circa £700 p.c.m. giving a yield of 6.7% p.a. Vacant possession.

The tenure of the flat is "Share of Freehold". This is great news for the buyer as it means that the owners of the individual flats own the freehold of the building and look after their own maintenance and costs to ensure there is as little expenditure as possible.

Communal entrance hallway

Stairs to first floor. Private door to:

Entrance hallway

Electric fuse box, digital hot water timer. Doors to bedroom and to:

Sitting room with kitchen area 14'8" x 11'1" (4.47m x 3.38m)

Dual aspect with sash windows to front and side, TV point, telephone point, electric heater, inset spotlights.

Kitchen area

Fitted with base and wall units with roll top work surface and tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric oven, four ring hob and extractor hood over, space for fridge, space and plumbing for washing machine, wood laminate floor.

Bedroom 13'2" x 7'9" (4.01m x 2.36m)

Sash window to front, access to loft, wall mounted electric heater. Door to:

En-suite shower room

Fitted with a white suite comprising corner shower cubicle, pedestal wash-hand basin, low level WC, electric heated towel rail, extractor, inset spotlights. The hot water cylinder can be found in the cupboard on the communal landing.

Services

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

Outgoings

The Council Tax Band is 'A' and the payment for the year 2025/2026 payable to Wiltshire Council is £1,762.92.

Tenure

Leasehold with share of freehold.

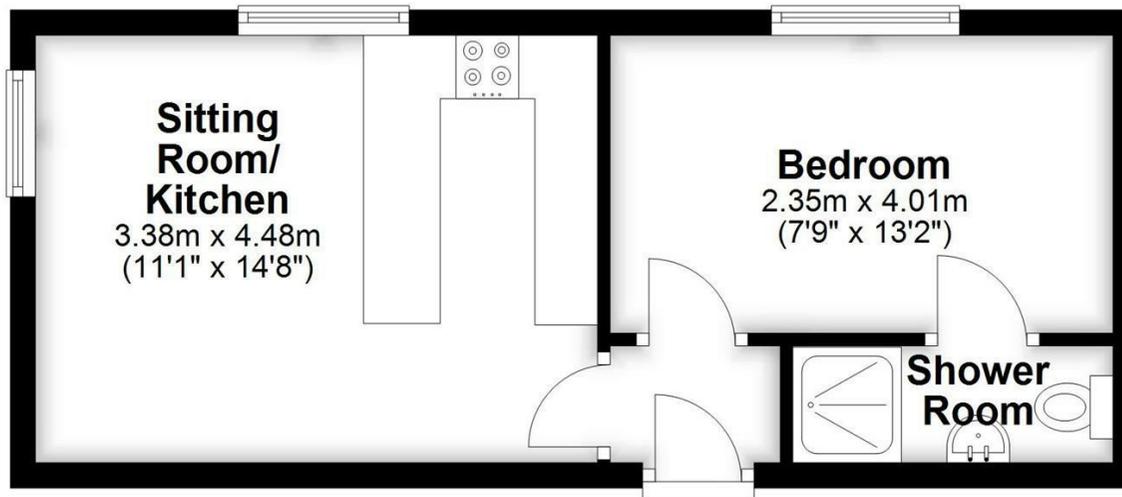
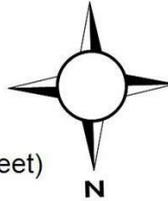
Directions

From our office in Castle Street proceed towards the city centre bearing left into Blue Boar Row. At the second set of traffic lights follow the road round to the right into Brown Street before taking the first left into Milford Street. No. 65 can be found just after Guilder Lane. Access to the flat is to the rear through electric gates.

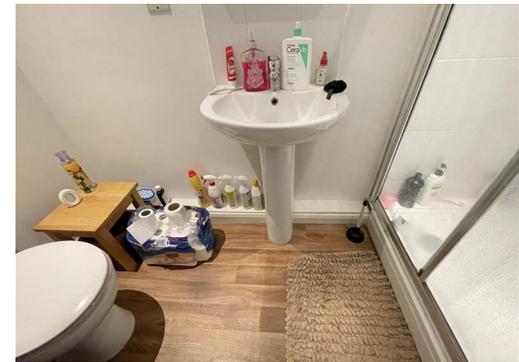
WHAT3WORDS

What3Words reference is: [///fall.luxury.trades](https://www.what3words.com/#!/fall.luxury.trades)

First Floor
Approx. 29.0 sq. metres (312.1 sq. feet)



Total area: approx. 29.0 sq. metres (312.1 sq. feet)



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