



Flat 9 Joseph Court, Spire View, Salisbury, Wiltshire, SP2 7GG

£185,000 Leasehold



## About The Property

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

The accommodation comprises a large entrance hallway with a useful storage cupboard which also houses the electric boiler. There is a sitting/dining room which has a bay window to the front and the kitchen has a good range of units with an integrated oven and hob together with space for the usual appliances.

There are two bedrooms with a double fitted wardrobe in the main bedroom and a single wardrobe in the second bedroom. The master bedroom has an en-suite shower room and there is a large bathroom, both with white three piece suites. 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.



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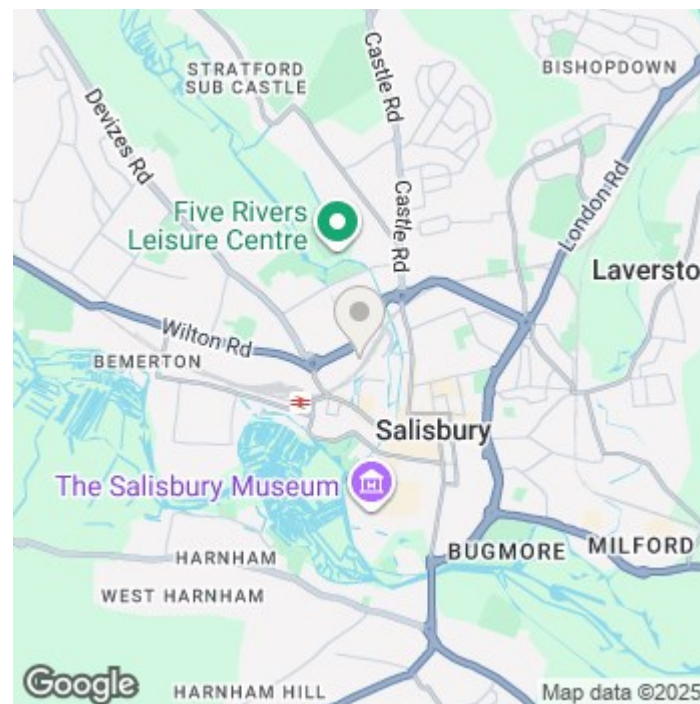


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633.40 sq ft

- Modern ground floor flat
- Sitting/dining room with kitchen area
- Two bedrooms
- En suite shower room
- Large bathroom
- PVCu double glazing and electric heating
- Allocated parking
- Popular location near to city centre and railway station
- Communal garden areas
- No chain



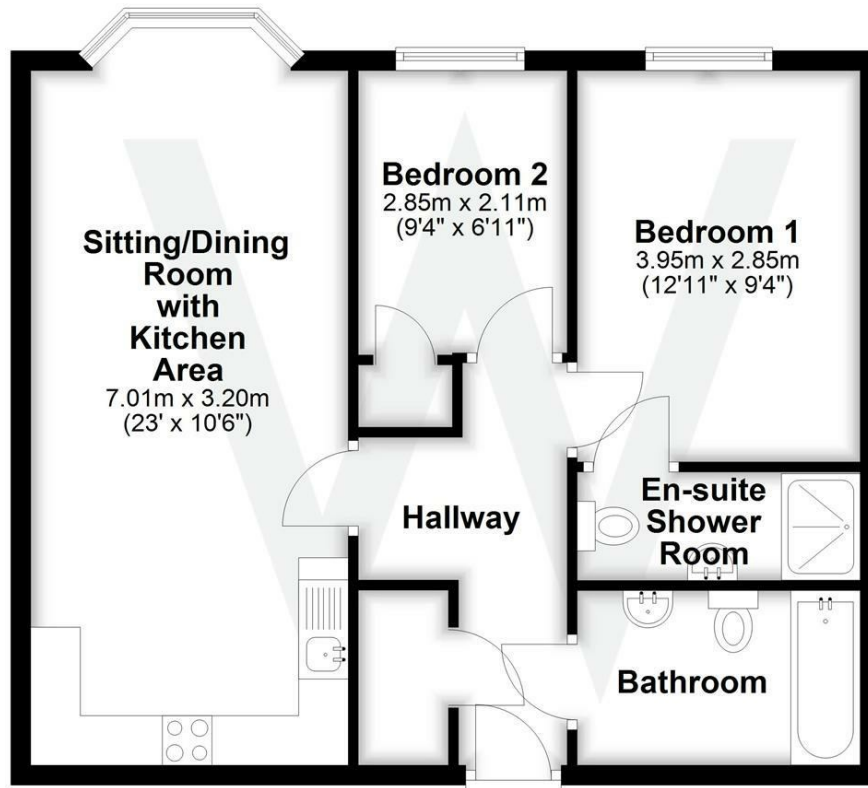






## Floor Plan

Approx. 58.8 sq. metres (633.4 sq. feet)



Total area: approx. 58.8 sq. metres (633.4 sq. feet)

## Further Information

Local Authority: Wiltshire Council

Council Tax: C - £2350.54 (2025/2026)

Service: Mains water, electricity and drainage.

Heating: Electric boiler.

Tenure: Leasehold with a 125 year lease from 1 January 2005.  
Ground Rent: £125 per annum. Service Charge £1962 per annum

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: ///camp.press.wheels

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