



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

£195,000 Leasehold

A purpose built ground floor two bedroom apartment with a parking space.

Description

The property is a purpose built two bedroom ground floor apartment on the popular Spire View development close to the city centre and railway station. The accommodation has a secure entry system and comprises an entrance hallway with a storage cupboard and an attractive open plan sitting/dining room with a kitchen and bay windows on two aspects. There are two double bedrooms with fitted wardrobes in the main bedroom and there is also a large shower room. Further benefits include PVCu double glazing, gas central heating, an off road parking space in the adjacent car park within which there are visitors spaces (for which a permit is required). Also within the development are communal garden areas. Spire View lies within easy reach of the city centre and railway station.

Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

Communal entrance hall

Entrance intercom system, private front door to;

Entrance hall

Entrance intercom phone, radiator, storage cupboard, further cupboard housing gas boiler, doors to all rooms.

Sitting/dining room with kitchen area

Bay windows to front and side, radiators, TV and telephone point, space for table and chairs;
KITCHEN AREA - Base and wall units with work surfaces over and tiled splashbacks, sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor, space/plumbing for washing machine, space for fridge/freezer, wood laminate floor.

Bedroom one

Window to front, radiator, fitted wardrobes.

Bedroom two

Window to front, radiator.

Shower room

Fitted with a white suite comprising shower cubicle, low level WC, pedestal wash hand basin, extractor, radiator, shaver point, wood laminate floor.

Outside

There is an allocated, marked parking space in the car park in addition to visitor parking spaces. There are communal garden spaces within the development.

Services

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

Outgoings

The Council Tax Band is ' ' and the payment for the year 2025/2026 payable to Wiltshire Council is £

Tenure

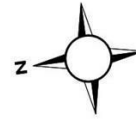
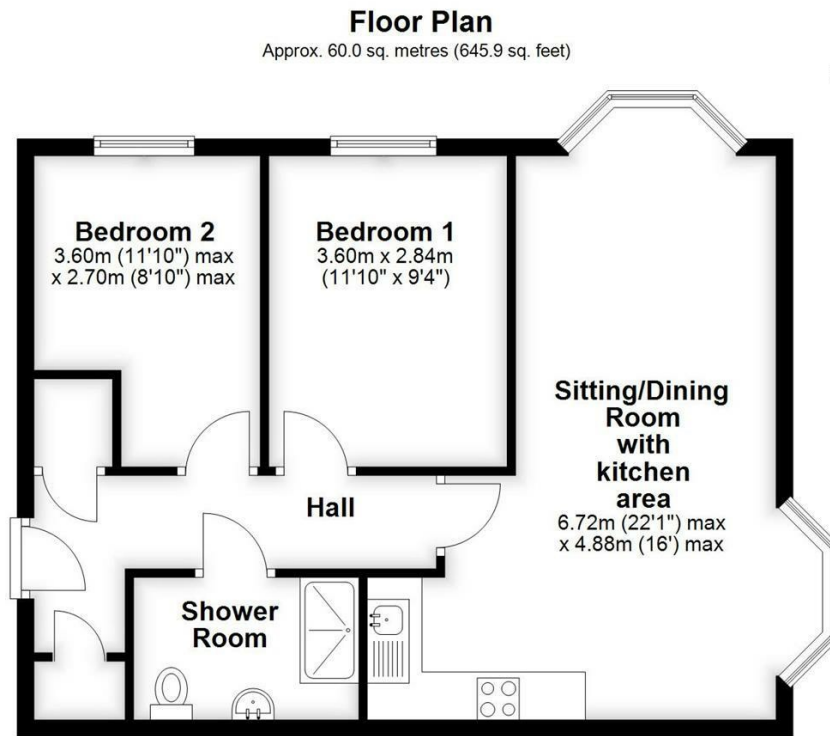
Leasehold with a 125 year lease from 1 January 2005. Ground Rent: £125 per annum. Service Charge: TBA

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

What3Words reference is: [///react.flute.resist](https://www.what3words.com/#!/react.flute.resist)



Total area: approx. 60.0 sq. metres (645.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	80
(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		

WHITES
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