



Top Flat, 65c Wilton Road, Salisbury, Wiltshire, SP2 7ER

£172,500 Leasehold - Share of Freehold

## **A fully refurbished top floor two bedroom flat which is offered with no onward chain.**

### **Description**

The property is a well presented top floor flat which has been refurbished by the present owner and is therefore in excellent order throughout. The flat has a new kitchen and bathroom, has been redecorated throughout and recarpeted. There is full PVCu double glazing and gas central heating, with the boiler having been replaced in 2024 and high ceilings throughout. There is a communal hall shared by one other property and the flat is situated on the first floor. There is a sitting room which enjoys a southerly aspect and the kitchen has a good range of units with an integrated oven and hob. The bathroom has a white suite, with a shower connection over the bath and there are two bedrooms, one of which is a double room. There is storage within an inner lobby area. The property lies just outside the ring road on the western side of the city in a convenient position with good access to the railway station. There is a Tesco Express nearby together with a regular bus service on the Wilton Road into the city centre which lies approximately half a mile away. NO ONWARD CHAIN.

### **Property Specifics**

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

#### **Communal entrance hall**

Newly decorated with stairs to first floor, private front door to;

#### **Sitting room**

Window to rear, radiator, electric fusebox, TV and internet points, door to inner lobby area.

#### **Kitchen**

Newly fitted with a range of base and wall units with work surfaces over and tiled splashbacks, integrated electric oven with four ring hob and extractor over, sink and drainer with mixer tap under window to side, space/plumbing for washing machine, space for fridge/freezer, extractor, wall mounted gas boiler, doors to bedrooms.

#### **Bedroom one**

Window to front, radiator.

#### **Bedroom two**

Window to side, radiator, TV point.

### **Lobby**

Fitted cupboards, door to bathroom.

### **Bathroom**

Fitted with a white suite comprising panelled bath with shower over, low level WC, wash hand basin with cupboard under, wet boarded walls, obscure glazed window to rear.

### **Tenure**

Share of the Freehold.

### **Services**

Mains gas, 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 £1762.92.

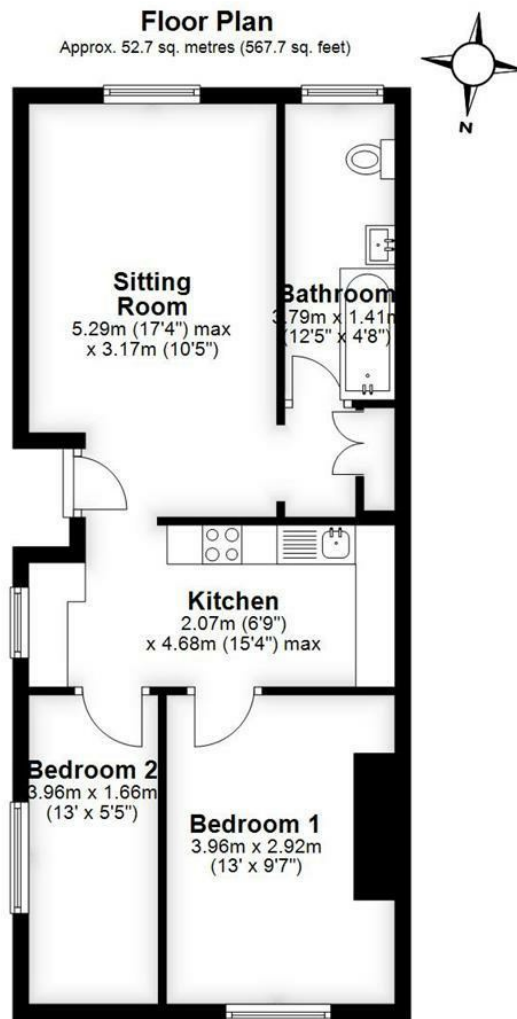
### **Directions**

From our office in Castle Street proceed away from the city centre and at the roundabout turn left onto the ring road. At St Paul's roundabout continue forwards onto the A36 Wilton Road and after passing through the first set of traffic lights and just after the turn for Ashfield Road (on the left), the property can be found on the left hand side.

### **WHAT3WORDS**

What3Words reference is: [///steps.admiral.froth](#)





Total area: approx. 52.7 sq. metres (567.7 sq. feet)



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>	59	65
(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		

**WHITES**  
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