



19 Francis Court, Spire View, Salisbury, Wiltshire, SP2 7GE

£195,000 Leasehold

A first floor, purpose built apartment situated near to the city centre and railway station.

Description

The property is a first floor, purpose built apartment situated near to the city centre and railway station. The accommodation consists of an entrance hallway which leads to all the rooms, large open plan sitting/dining room with an attractive bay window and a kitchen area , two good sized bedrooms one fitted with a double wardrobe and there is a bathroom. The flat benefits from gas central heating and double glazing and there is a private parking space and communal grounds. There are also visitor's parking spaces within the development (for which a permit is required). The property is offered with no onward chain.

Communal Hallway

Stairs to first floor.

Entrance Hall

Entrance intercom phone, deep storage cupboard housing Vaillant gas fired boiler for heating and hot water, hatch to loft, doors to all rooms.

Sitting Room/Kitchen

Attractive bay window to front, TV point, two radiators. KITCHEN AREA: Fitted with base and wall units with work surfaces over, sink and drainer with mixer tap, integrated electric oven with four ring hob and extractor, space/plumbing for washing machine, space for fridge/freezer, laminate flooring.

Bedroom One

Window to front, radiator, fitted wardrobe, TV and telephone point.

Bedroom Two

Two windows to front, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with shower over and shower screen, low level WC, wash hand basin, extractor, shaver point, radiator.

Outside and Parking

The property has an allocated and numbered parking space directly adjacent to the block. There are communal gardens within the development

Services

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

Outgoings

The Council Tax Band is 'C' and the payment for the year 2024/2025 payable to Wiltshire Council is £2245.28.

Tenure

Leasehold. 125 year lease from 1st January 2005. The ground rent is £125 per annum, paid half yearly. The latest service charge was £875.92 for the half year.

Directions

At the top of Fisherton Street turn off by the sorting office on to Spire View development. Turn right at the roundabout then straight over the next roundabout. Take the second left and the entrance door for 19 will be seen on the left hand side.

WHAT3WORDS

What3Words reference is: ///rails.fantastic.joke

NB

The photographs shown are not as currently presented.

First Floor

Approx. 65.5 sq. metres (704.8 sq. feet)



Total area: approx. 65.5 sq. metres (704.8 sq. feet)

WHITES

Castle Chambers, 47 Castle Street,
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

