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WHITES

2 Dimmer Drive, Wilton, Salisbury, Wiltshire, SP2 0FL

£215,000 Leasehold

## About The Property

The property is a modern, purpose built ground floor flat, built in 2018 and offered with vacant possession.

The property is accessed via a communal entrance hallway and secure entry system. The well proportioned accommodation comprises an entrance hallway which has a storage/utility cupboard with plumbing for a washing machine and an entrance intercom phone.

There is an open plan sitting/dining room with a kitchen area. This enjoys a double aspect with an attractive square bay window, a media plate and wood effect flooring. The kitchen has a good range of cream fronted base and wall units with integrated electric oven, grill, four ring hob, extractor, fridge/freezer and tumble dryer.

There are two bedrooms and the main bedroom has an en-suite shower room. There is also a large bathroom, both having contemporary white suites. Further benefits include PVCu double glazing and gas central heating. To the rear of the block is a residents car park with one allocated parking space.

Wilton has a good bus service (including the nearby Park and Ride) providing convenient access into Salisbury, which offers an excellent range of shopping, educational, leisure and cultural facilities as well as a mainline railway station with connections to the West Country and London (Waterloo). Wilton itself supports a good range of amenities including a primary school, public houses, doctors surgeries and dentist and convenience store with a post office.



2 bedrooms, 2 bathrooms, 1 reception room, 668.20 sq ft

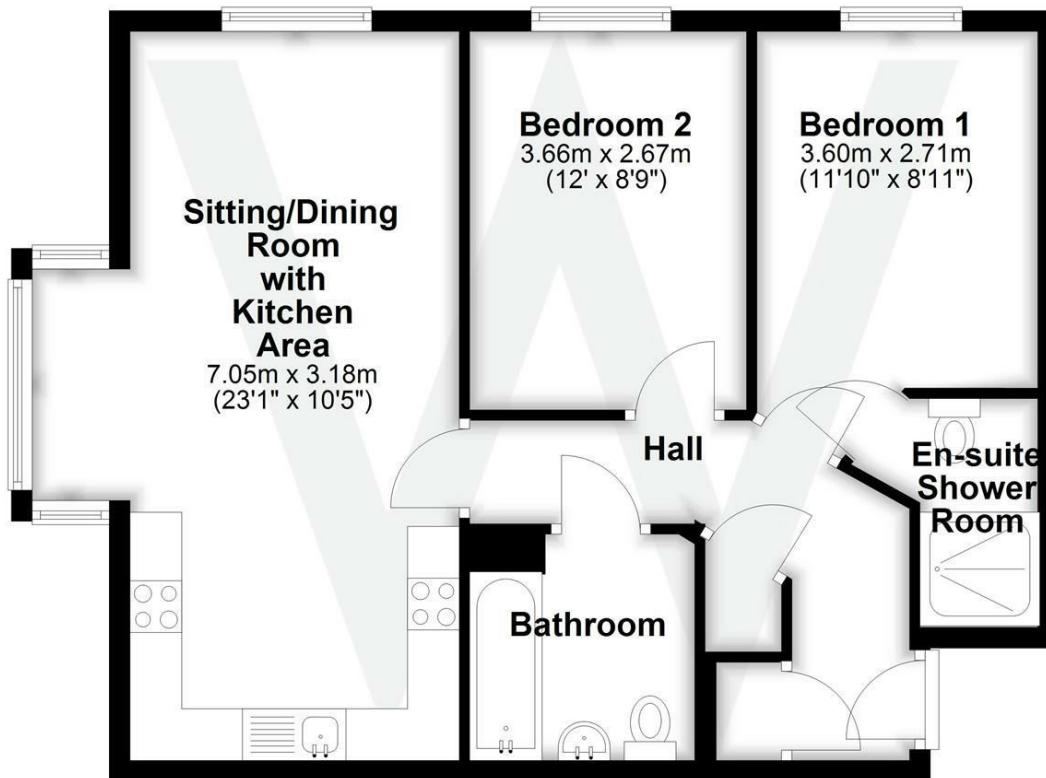
- Ground floor apartment
- Two bedrooms
- Open plan sitting/dining with kitchen area and integrated appliances
- En suite to master
- Bathroom
- PVCu DG and Gas CH
- Allocated parking space
- No chain





## Floor Plan

Approx. 62.1 sq. metres (668.2 sq. feet)



Total area: approx. 62.1 sq. metres (668.2 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: B - £1880.84 (2025/2026)

Tenure: Leasehold for a term of 999 years from 2017. Service charge TBA. Ground rent TBA.

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators

Directions: Leave Salisbury along the A36 Wilton Road and upon reaching Wilton turn right at the roundabout into The Avenue. Proceed up the hill before taking the

What3words: //surround.invented.disco

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	82
(69-80)	C		
(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	