



Flat 19 Augustine Court, Spire View, Salisbury, Wiltshire, SP2 7GA

£205,000 Leasehold

## **A modern purpose built two bedroom first floor apartment offered with no onward chain.**

### **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 lobby with a useful storage cupboard and an entrance hallway which leads to all the rooms. There is a large open plan sitting/dining room with an attractive bay window and a kitchen area, two good sized double 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.

### **Property Specifics**

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

#### **Communal entrance hall**

Stairs to first floor.

#### **Entrance lobby**

Private front door, useful storage cupboard with shelving and electric fusebox, door to;

#### **Entrance hall**

Entrance intercom phone, doors to all rooms.

#### **Sitting/dining room with kitchen area**

Attractive bay window to front, TV point, two radiators, breakfast bar.  
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.

#### **Bedroom one**

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

#### **Bedroom two**

Window to front, radiator, cupboard housing gas boiler.

### **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**

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

### **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.

### **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.

### **Directions**

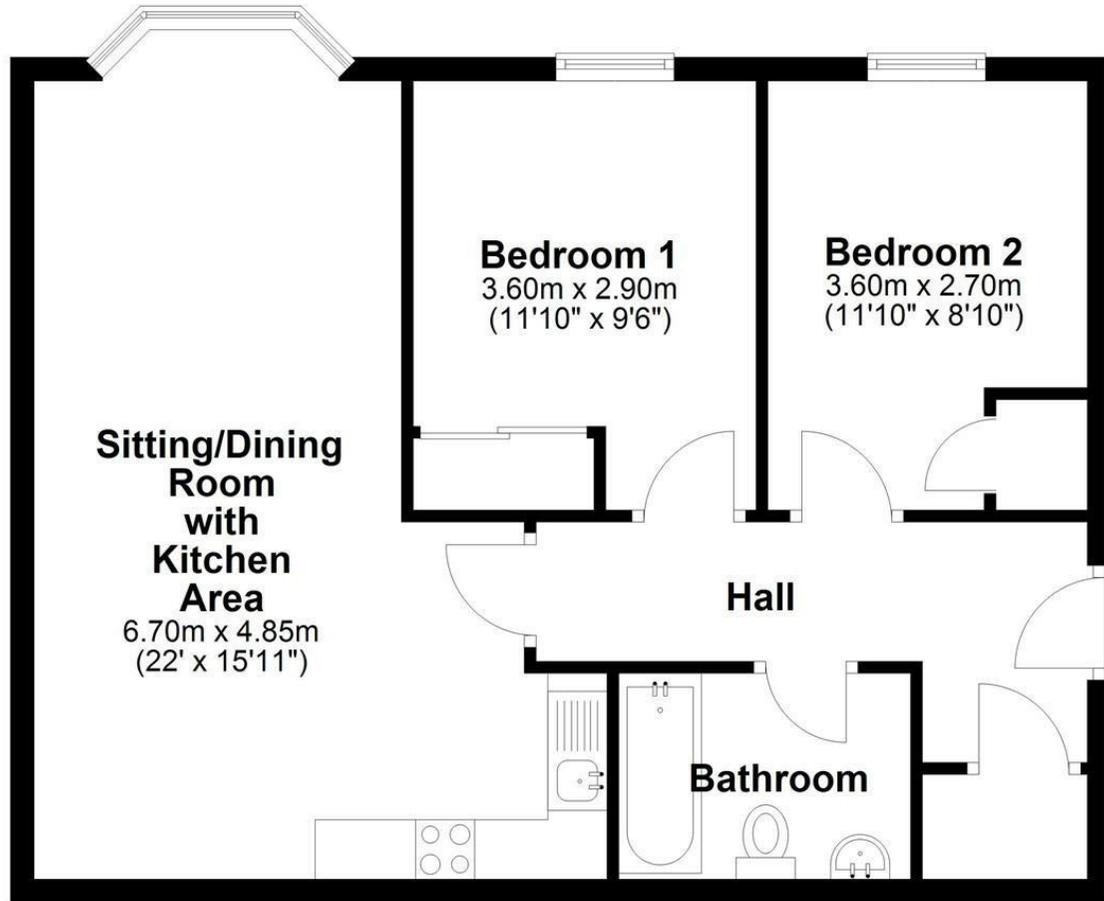
At the top of Fisherton Street turn off by the sorting office on to Spire View development. Turn right at the roundabout then take the next left and Augustine Court is on the left hand side.

### **WHAT3WORDS**

What3Words reference is: [///moves.palms.sounds](https://www.what3words.com/moves.palms.sounds)

# Floor Plan

Approx. 60.0 sq. metres (646.2 sq. feet)



Total area: approx. 60.0 sq. metres (646.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**WHITES**  
 Castle Chambers, 47 Castle Street,  
 Salisbury, Wiltshire, SP1 3SP  
 01722 336422  
[www.hwwhite.co.uk](http://www.hwwhite.co.uk)  
[residential-sales@hwwhite.co.uk](mailto:residential-sales@hwwhite.co.uk)

