





Property Description

Welcoming to the market with NO ONWARD CHAIN this ground floor two bedroom flat in Elm Court, Elm Grove Road. This well maintained property offers a wealth of features including its modern finish throughout, naturally light rooms, practical layout and proximity to Salisbury City Centre.

Being approximately a ten minute walk to town the property has great access to Salisbury's many amenities including but not limited to; a range of entertainment, shopping and cultural facilities, a twice weekly Charter market in the city centre. Salisbury also has direct rail services to London Waterloo, Southampton and the West Country.

Entrance Hall

Doors to all rooms.

Kitchen

13' 5" x 5' 6" (4.09m x 1.68m)

Comprising wall and base units with work surfaces over, integrated oven with inset hob unit and hood over, drainer sink unit with mixer taps, storage cupboard, space for washing machine and fridge/freezer unit, dual side aspect.

Lounge/ Dining Room

17' 1" x 10' 6" (5.21m x 3.20m)

Rear aspect.

Bedroom One

11' x 7' 10" (3.35m x 2.39m)

Side aspect.

Bedroom Two

11' 1" x 7' 10" (3.38m x 2.39m)

Side aspect.

Bathroom

6' 6" x 5' 6" (1.98m x 1.68m)

Comprising panel enclosed bath with mixer taps, shower over with glass screen, wash hand basin with mixer taps and built in cupboards, heated towel rail, WC and storage cupboard.

Outside

Parking

Residents permit parking, zone C.

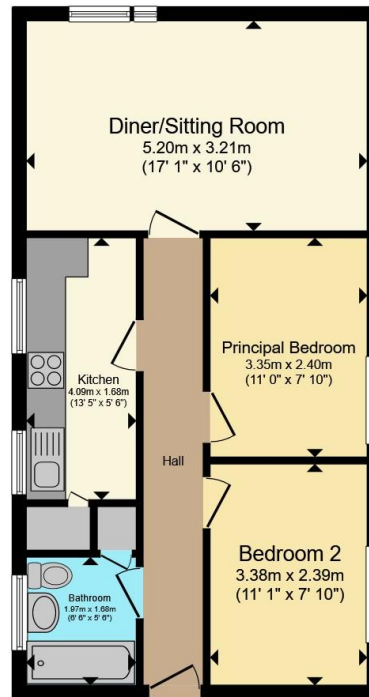
Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Ground Floor

Total floor area 52.7 m² (568 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01722 328 562
E salisbury@connells.co.uk

46-50 Castle Street
 Salisbury SP1 3TS

EPC Rating: D

Council Tax
 Band: B

Service Charge:
 1076.78

Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL308590

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SAL308590 - 0004