



6 QUEENS HOUSE 1 FISH ROW SALISBURY

An impressive, second floor apartment, with lift access, within a converted Grade II Listed building in the centre of the city.



6 Queens House forms part of a development of just seven stylish and high specification apartments, in a converted Grade II Listed Georgian building. The conversion was completed in 2016 and this particular property can be found on the third floor. It comprises well-proportioned and presented, peaceful accommodation, with lift access.

Queens House sits right in the heart of Salisbury city centre, close to the market square and forming part of the Medieval Chequer system of Salisbury. It is a short, level walk for all of the city's excellent range of facilities – shopping, educational, cultural and leisure; as well as the mainline station (with trains to London Waterloo, journey time approximately 90 minutes), the market square with twice weekly charter market and a well-thought of Playhouse.

Accessed from Fish Row, the communal front door gives access to the communal hallway. From here both stairs and a lift can be found, with the front door of the apartment being on the third floor. This opens into the:

ENTRANCE HALL

Welcoming and spacious with a wood effect laminate floor (that continues into the kitchen/living/dining room) and a large cupboard (with Potterton electric boiler, World Heat Superflow unvented hot water cylinder and space and plumbing for a washing machine). Video entry-phone system, fuse board and doors to all of the accommodation.

KITCHEN/SITTING/DINING ROOM

This is a delightful open plan room that has been naturally separated into two areas, natural light enters from two secondary double-glazed sash windows, and two roof lights. The kitchen has been fitted with contemporary, white, high gloss, high and low level storage units and granite worktops incorporating an inset 1½ bowl stainless steel Blanco sink (with a mixer tap above and drainage channels cut into the worktop to one side). Fitted appliances include a Blanco induction hob (with extractor hood above), electric double oven, fridge/freezer and dishwasher. The sitting/dining area is an excellent space for entertaining with plenty of room for sofas, armchairs etc, a large dining table and associated furniture. Television and telephone points.

BEDROOM 1

Being the principal bedroom this is a good-sized double room, with a secondary double-glazed sash window, built in wardrobe, television point and a door to the:

ENSUITE SHOWER ROOM

Very stylish and fitted with a tiled corner shower cubicle, WC and wash hand basin (with a mixer tap above). Wood effect laminate floor, towel radiator, wall mounted shelf and mirror over the wash hand basin, shaver point and extractor fan.

BEDROOM 2

This is a very well-proportioned, light double bedroom with built in wardrobes, three roof lights and a telephone point.

BATHROOM

Again, this is very well fitted with a contemporary white suite of panelled bath (with a mixer tap and a hand-held shower attachment above), concealed cistern WC and wash hand basin (with a mixer tap above). Tiled splashbacks, wood effect laminate floor, towel radiator, wall mounted mirror above the wash hand basin, shaver point and extractor fan.

SERVICES

All main services are available. Electric boiler with radiators for the central heating.

TENURE

Leasehold – Term of 125 years from 1st January 2016.

BROADBAND

BT.com suggests that maximum speeds of 73Mb are available with superfast fibre 2 broadband through BT.

COUNCIL TAX

Band D. Charge for 2020/21 – £2,015.63

POST CODE

SP2 1AH

TO VIEW

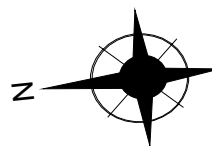
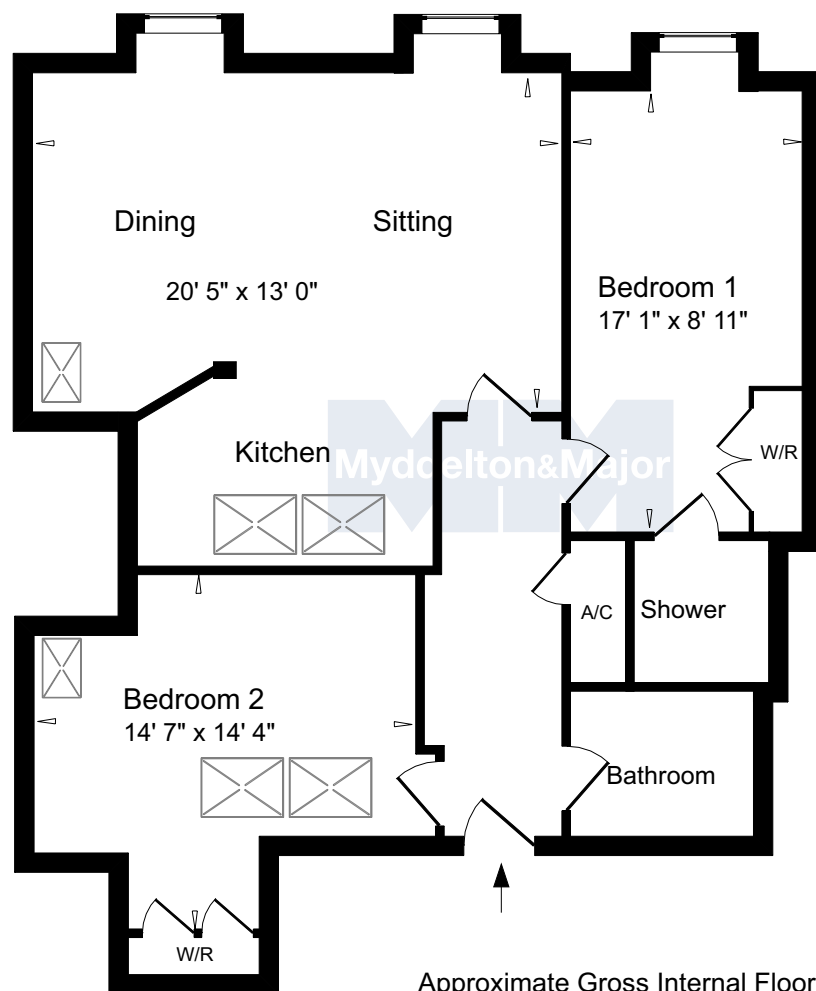
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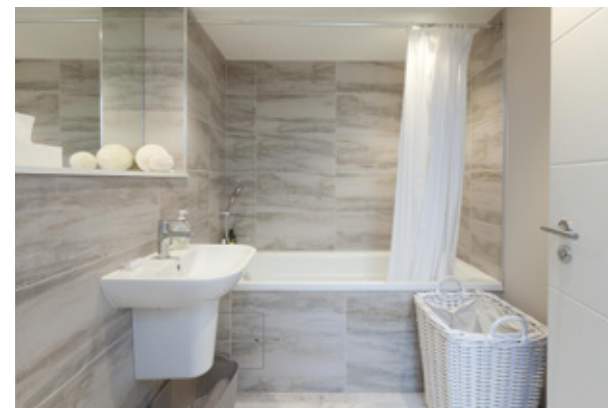
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Our Reference: 5191-6.201130





Approximate Gross Internal Floor Area 870 Sq. Ft./ 81 Sq. M



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