





A fantastic one bedroom apartment with a roof terrace located in the heart of Wilton, ideal as an investment opportunity, first time purchase or pied-à-terre.

Tenure: Leasehold

Size: 354 ft<sup>2</sup>

EPC Rating: D (68)

Council Tax Band: A



1



1



1

Train Station 3 Miles

• Wilton Market Square 250 Yards • Salisbury 4 Miles

## 15a North Street Wilton, Wiltshire, SP2 0HA

- No Onward Chain
- Close to Local Amenities
- Ideal First Time Buy
- Roof Terrace
- First Floor Apartment
- Ideal as a Lock-Up and Leave
- Town Centre Location
- Attractive Period Building

### The Property

Available with no onward chain, 15a North Street is a first floor well-presented and bright apartment, with an appealing roof terrace. Unrestricted parking is available within the vicinity.

The apartment forms part of 15 North Street, a three storey period building with a commercial unit on the ground floor and independent flats on the two upper floors. It is thought that 15a could be an ideal investment, first time purchase or an idyllic pied-à-terre in the centre of Wilton.

The accommodation comprises an entrance hall, sitting room with French doors to the roof terrace, a galley kitchen, the bathroom and a double bedroom. The roof terrace provides an attractive space to sit outside, with rooftop views across Wilton.

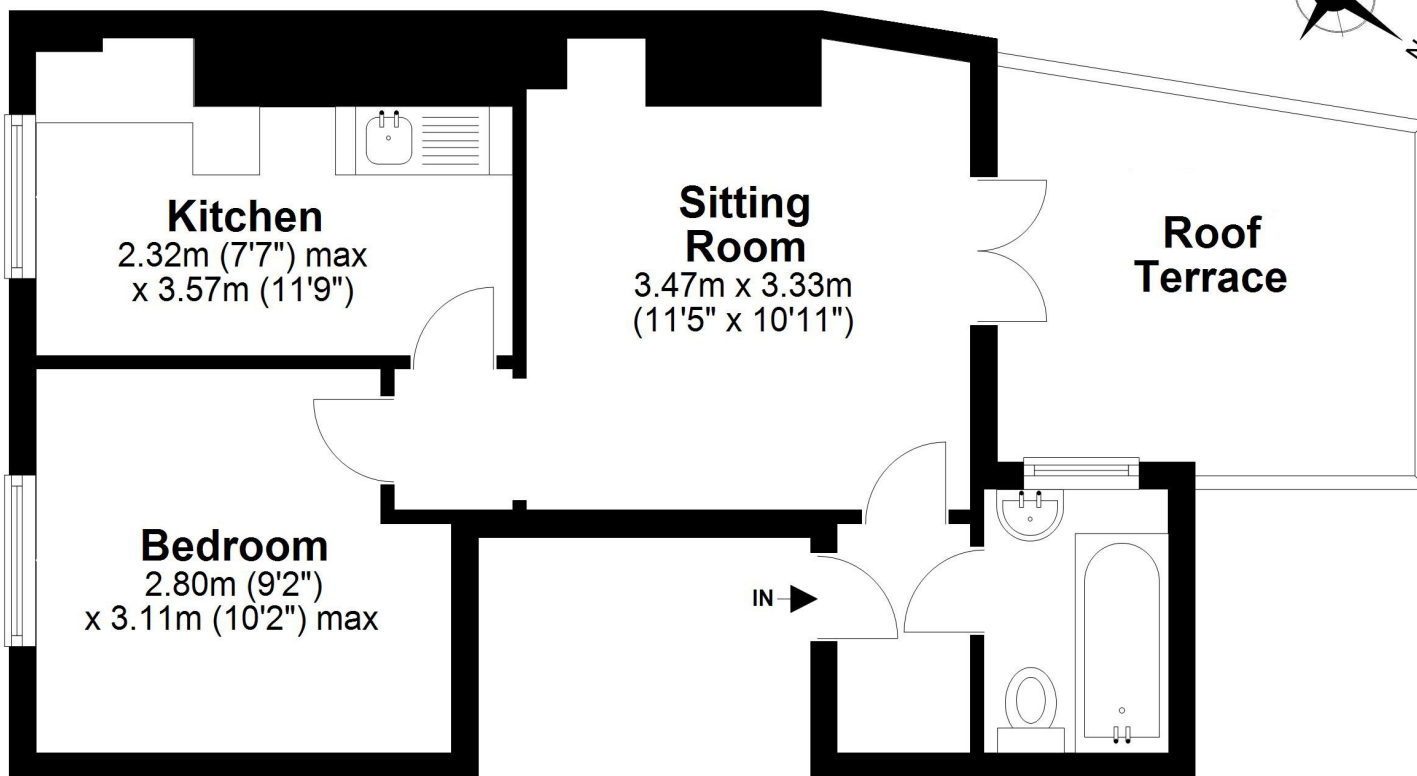
**Services** - All mains services connected.

**Lease Term** - New lease, term to be confirmed.

**Ground Rent** - Peppercorn. **Service Charge** - Ad Hoc, shared proportionately between the two flats and the ground floor premises.



# First Floor Flat (incl.terrace)



Total area: approx. 42.6 sq. metres (458.4 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines  
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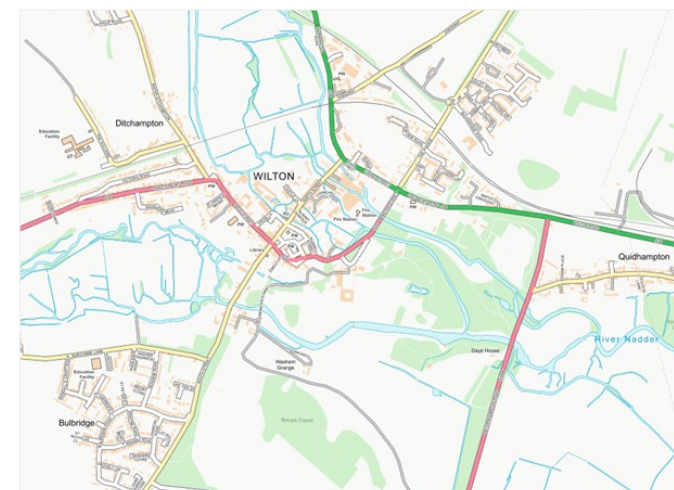
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## Location

North Street is conveniently situated in the centre of the bustling historic market town of Wilton, which lies approximately 4 miles west of the cathedral city of Salisbury. There is a regular bus service between the two, with the nearest stop just a few steps away in the market square. Wilton itself has good day to day amenities including a bakery, two convenience stores, a doctors, hardware store, post office, library, cafes, pubs and restaurants as well as the weekly market held in The Square.

Nearby, Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with the iconic Cathedral Close sat in the heart of the city and a further plethora of restaurants, shopping, and leisure facilities close by. Salisbury has excellent road links to London and the West Country, Southampton and Bournemouth, and provides direct trains to London Waterloo, Bristol and Bath from Salisbury mainline railway station.



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