

# Myddelton&Major

Wyndham Road

SALISBURY CITY CENTRE



P

Flat 136b



## Wyndham Road, Salisbury, SP1

- Ground Floor Apartment
- City Centre Location
- South-Facing Garden
- Off-Road Parking
- Well-Appointed Kitchen
- Attractive Sitting Room
- Two Large Double Bedrooms
- Modern Bathroom
- Ideal Pied-à-terre
- Close to Local Amenities

### The Property

The primary entrance into the property opens into a spacious and well-appointed open plan kitchen with a dining/garden room, which includes an integrated oven, dishwasher and microwave, with room for a freestanding fridge freezer. The kitchen benefits from having a huge amount of cupboard space for storage, and large sliding doors out to the South facing rear garden which allows in an abundance of natural light. The sitting room is very attractive, featuring a number of period features that have had a modern twist including sash windows, high ceilings and a period-style fireplace. There are two bedrooms, both of which are large doubles which currently comfortably accommodate super-king sized beds. Completing the accommodation is the modern bathroom, which features a spacious walk-in shower. The apartment has level access and is situated on the ground floor.

A spacious two bedroom ground floor garden apartment close to the City centre, with off-road parking and a South-facing garden.

Tenure: Leasehold

Size: 995 ft<sup>2</sup>

EPC Rating: Pending

Council Tax Band: B



2



1



1



1

Market Square 0.5 Miles • Train Station 0.8 Miles • Supermarket 0.5 Miles • Cathedral 0.7 Miles

**Services** - Mains Water, Electricity, Gas and Drainage.

### Lease Information

Length, remainder of 151 years from 17/10/1983.

Service Charge paid on an ad-hoc basis. Ground Rent £150.

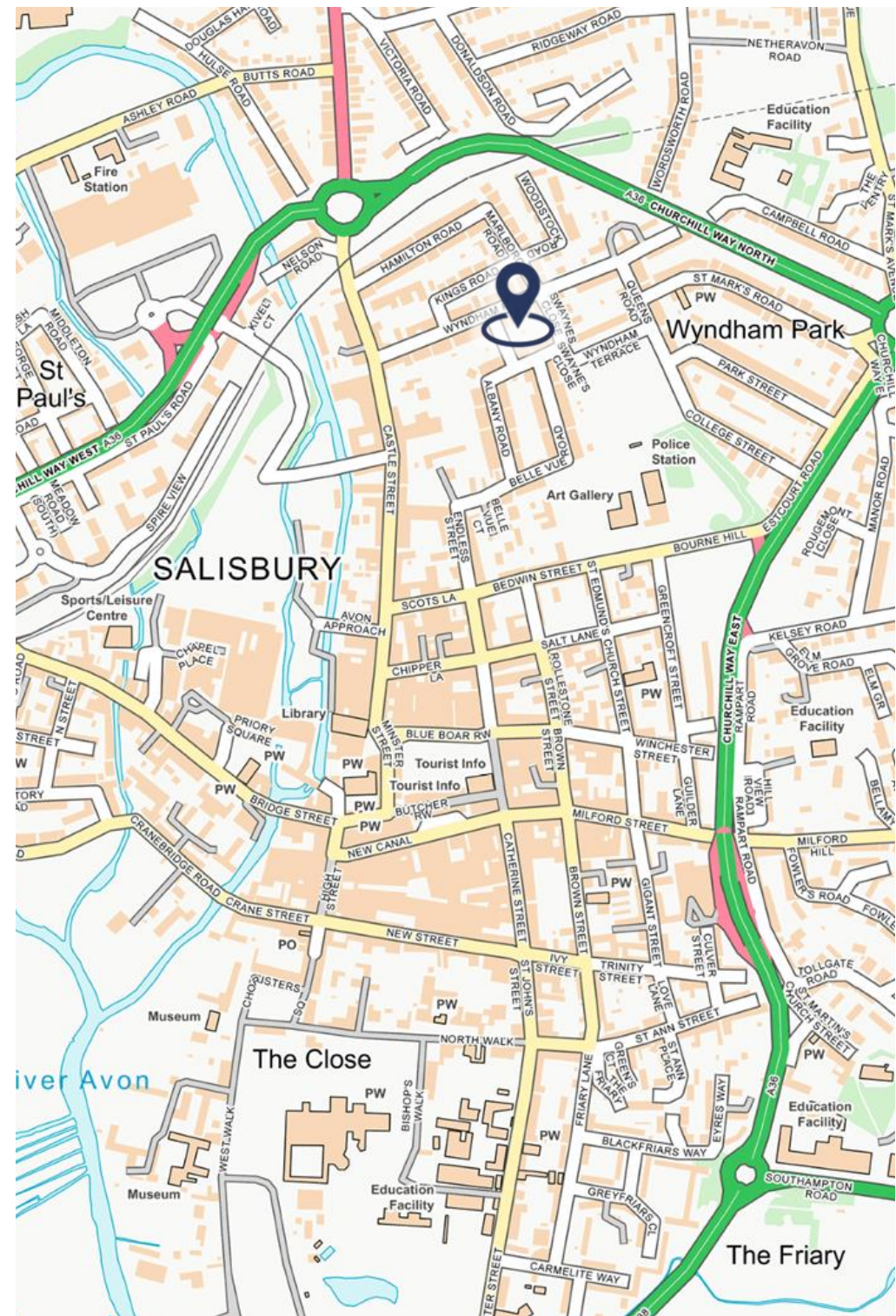


## Outside

At the rear, there is a private South-facing garden, with an attractive and well-stocked border, pretty summer house and a small store. The garden is deliberately low-maintenance, perfect for a pied-à-terre or for those looking for outdoor space with minimal up-keep. Adjacent to the garden is an off-road parking space.

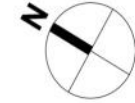
## Location


Wyndham Road is a highly sought-after residential address, located in Salisbury City Centre. Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. Salisbury mainline station, supermarket Waitrose & Partners, the city's market square and the iconic Cathedral are all less than a mile away from the property. There is a number of primary and secondary schools, both private and state, including boys and girls grammar schools. 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.

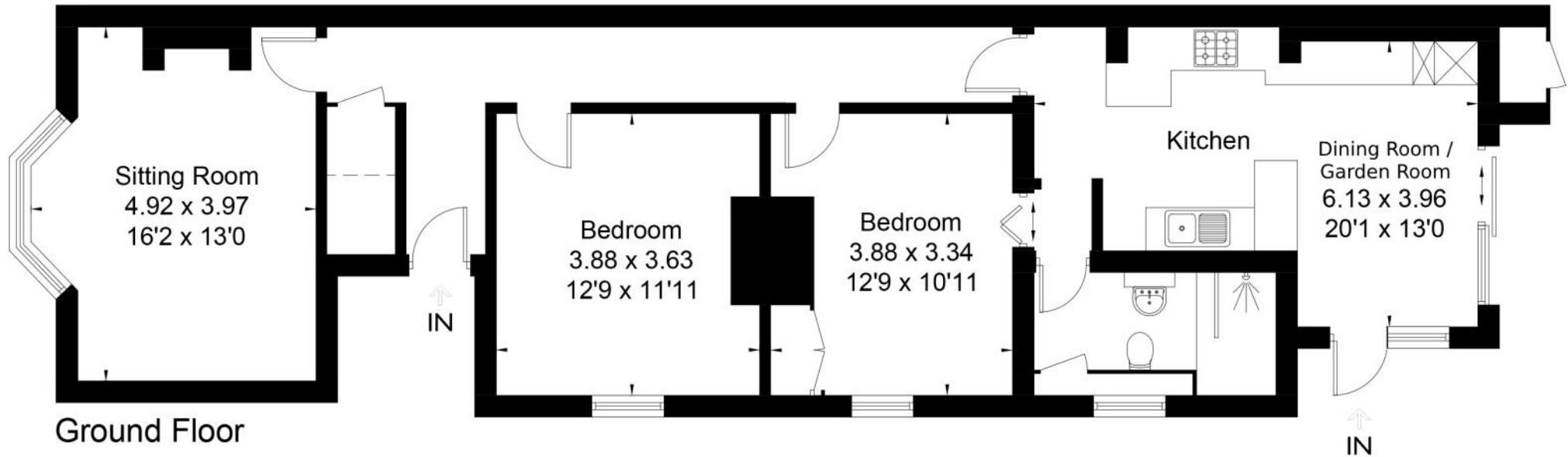




Approximate Area = 92.5 sq m / 995 sq ft  
Including Limited Use Area (1 sq m / 11 sq ft)



 = Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 321649

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