



St Edmunds Gate, Salisbury

Myddelton & Major



Flat 1 St. Edmunds Gate, St. Edmunds Church Street Salisbury, Wiltshire, SP1 1FD

- Ground Floor Flat
- Own Front Door
- Two Bedrooms
- Two Bathrooms
- Sitting/Dining Room
- City Centre Location
- Communal Garden
- Designated Parking Space

The Property

St Edmunds Gate is a very popular development located within the heart of the city and Flat 1 is a light and spacious two bedroom ground floor apartment, with the benefit of a private front door. Presented in good order, this well proportioned and arranged ground floor flat comprises a generous sitting/dining room, kitchen, two double bedrooms with built in wardrobes (with the principal bedroom having the benefit of an en suite bathroom) and a separate shower room.

Outside

Within the development, accessed through the archway, are attractive communal gardens, bicycle and bin stores for residents' use. Each flat has one allocated parking space and there are additional temporary visitor spaces.

Location

St Edmunds Gate is a very well maintained, small development of 21 apartments with attractive communal gardens in a quiet position in the city centre and just a short, level walk from the market square, train station and local amenities. The city has an excellent range of facilities – shopping, leisure and cultural as well as the well thought of Playhouse and the market square which has a twice weekly charter market. Salisbury has a mainline station with trains to London Waterloo, Bristol and the South West and has excellent road links to London, Southampton and Bournemouth.

A light and spacious two bedroom, two bathroom ground floor flat, in the heart of Salisbury.

Tenure: Leasehold

Size: 940 ft²

EPC Rating: C (76)

Council Tax Band: D



2



1



2



1

Lease Information: Share of Freehold. Term is the remainder of 125 years from 01/01/1996

Ground Rent: Nil.

Service Charge: £1,665.10 for 2024.

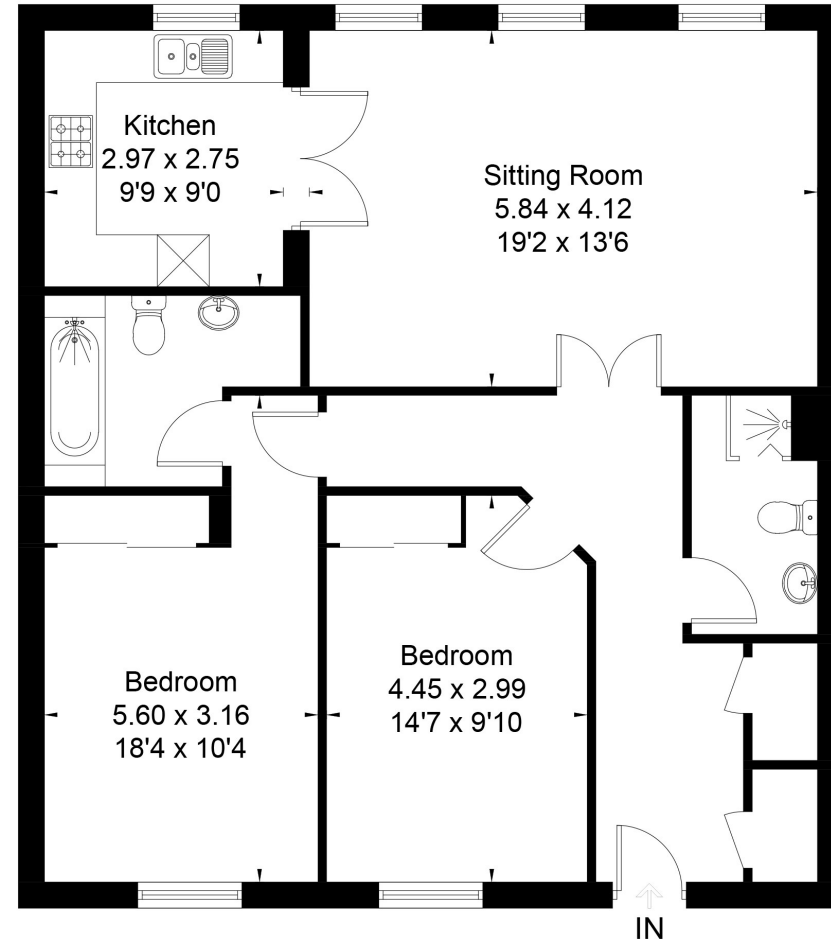
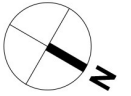
Services: All mains services are available. Ofcom suggests broadband speeds of up to 1000Mbps are available and that all major mobile networks should have full coverage.

Train Station 0.7 Miles • Market Square 0.2 Miles • Cathedral 0.3 Miles • **District** Hospital 1.7 Miles





Approximate Area = 87.3 sq m / 940 sq ft



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 320978

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