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THE CRAFTY CUP

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A beautifully presented one bedroom split level apartment set in the heart of the highly popular town of Wilton

Tenure: Leasehold (share of freehold) Size: 709 ft² EPC Rating: D (58) Council Tax Band: A



Lease Information: Share of Freehold. New lease to be granted on the sale.

Ground Rent: Nil. **Service Charge:** Not currently collected, share to be confirmed in the new lease.

Services: Mains supplied Water, Sewerage and Electricity are all connected. Heating is electric. Ofcom suggests broadband speeds of up to 1000 Mbps (property currently wired to Virgin) and that all major mobile networks should have full coverage.

Salisbury 4 Miles • Stockbridge 18 Miles • Warminster 18 Miles • Shaftesbury 18 Miles

2a Crow Lane, Wilton, Wiltshire SP2 0HB

- 1 Bedroom, 1 Bathroom
- Recently Re-Roofed
- Character Property
- Town Centre Location
- Woodburning Stove
- Exposed Beams
- Period Features
- Modern Kitchen and Bathroom

The Property

Set in the heart of highly popular and historic boutique town of Wilton, Apartment 2a offers a wonderful opportunity to own a beautifully presented one bedroom home on the top two floors of this 19th century building, developed by local builders Ludlow Construction in 2011. The property has recently benefited from a newly refurbished roof and is in excellent order. Accessed from the rear of the property via a communal entrance shared with 2b, the apartment is arranged over the first and second floors giving the feeling that it is larger than a usual one bedroom flat. The well appointed kitchen features various integrated white and brown goods including; electric oven and hob, fridge freezer, dishwasher and plenty of room for dining. The sitting room boasts a fully functioning woodburning stove and views over Old St Mary's. The bedroom stretches the full width of the building and retains the original old beams.

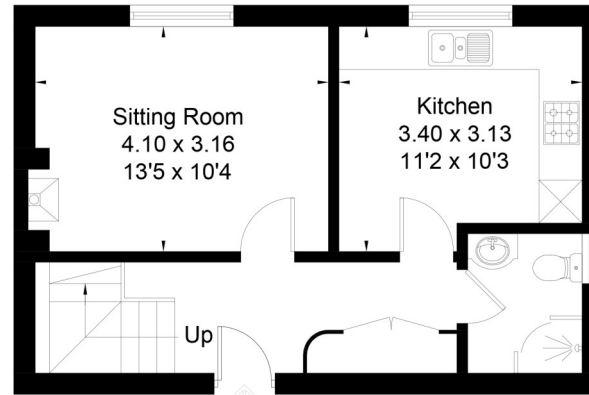
Location

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 has an excellent range of facilities – shopping, leisure, educational and cultural, as well as a mainline station with direct trains to London Waterloo (journey time approximately 90 minutes).





Approximate Floor Area = 65.9 sq m / 709 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #64837

Disclaimer Notice

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