



12 St Ann's Court | Salisbury | Wiltshire | SP1 2HB

**WOOLLEY
& WALLIS**

Guide Price £159,950 (SHARE OF FREEHOLD)

A top floor purpose built flat with stunning view of the Cathedral spire, communal gardens and parking. An ideal property for investors having been let out since 2013 by the current owner.

The Property

12 St Ann's Court is a well-located top floor flat with amazing views of the Cathedral spire. This would suit someone wanting very convenient access to the Cathedral and The Close, along with the city centre all of which is a level walk. Internally, the accommodation comprises a communal entrance hallway and stairs to the 2nd floor. There is a communal landing and front door to number 12. The property has its own hallway, sitting room with double glazed window to rear with the stunning view of the Cathedral spire, a modern re-fitted kitchen with black gloss fronted wall units, wooden work surfaces, built in fridge/freezer and washing machine, electric hob, built in electric oven and inset sink. The kitchen also benefits from the Cathedral view. There are two double bedrooms, to the front elevation, the main bedroom with two double fitted wardrobes. The modern shower room includes a corner shower cubicle with a thermostatic shower unit, WC and basin. The property benefits from electric Rointe heaters, double glazing throughout and cavity wall insulation. There is a well maintained communal garden. The property benefits from a SHARE OF FREEHOLD with a new 999 year lease as of 1/04/2023 This property would make an ideal city base or an investment property and should be viewed to appreciate its light and airy feel.

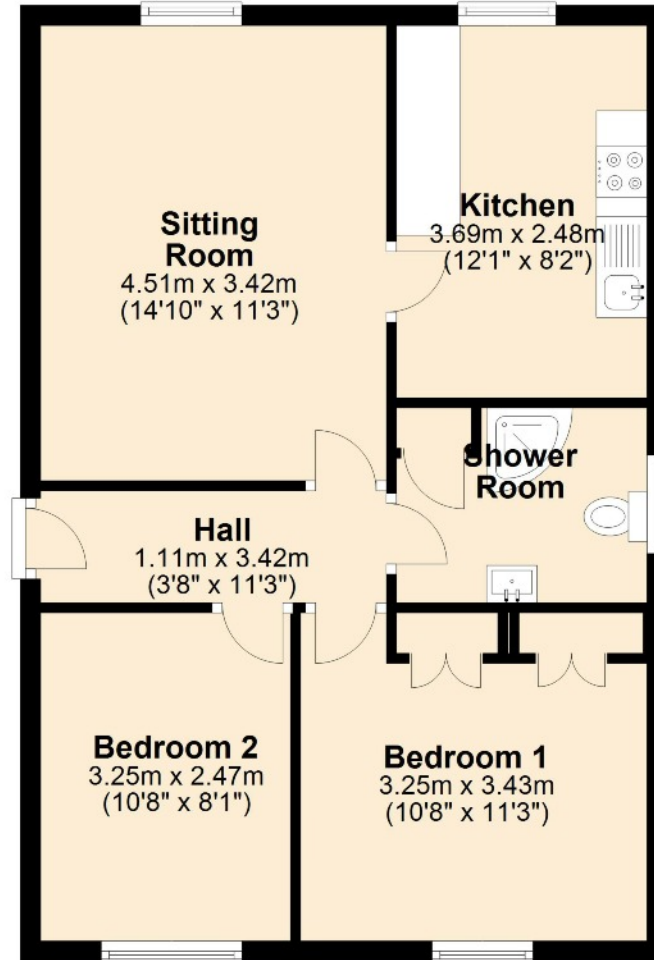
Situation

The property is situated within a level walk to the Cathedral Close and the city centre, where there is a thriving shopping area around the market square and an excellent range of other leisure and recreational amenities including The Playhouse Theatre, cinema, arts centre, restaurants and bars. There are bus stops serving the area close by. For those who commute Salisbury station is within walking distance with a fast, regular service to London Waterloo. The A303/M3 is reasonably close by (about 11 miles) bringing the business centres along the M3/M25 corridors within easy driving distance. Southampton, Bournemouth and Heathrow airports are all within easy reach.



Second Floor

Approx. 54.4 sq. metres (585.7 sq. feet)



Total area: approx. 54.4 sq. metres (585.7 sq. feet)

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in June 2023.



Outside

12 St Ann's Court has communal off road parking to the front. At the rear is a shared maintained garden mainly laid to grass.

Directions

From our office on Castle Street, continue to the city centre and pass the market square, continue into Brown Street and then on into Exeter Street (If on foot you can walk down Friary Lane) Continue along Exeter Street and take a left hand turn into Carmelite Way and left again into Friary Lane, St Ann's Court can then be found at the far end of this road on the left hand side.

Services

Electricity, water and drainage are available to the property.

Viewings

All viewings by appointment only through our Salisbury Residential Department 01722 424524.

Local Authority

Wiltshire Council 0300 456 0100

Council Tax

Council Tax Band B.

Tenure

SHARE OF FREEHOLD

£75 pcm service charge including building insurance.

999 year lease from 1/04/2023

