



Flat 4 | 60 Shaftesbury Road | Wilton | Salisbury | Wiltshire | SP2 0DR

**WOOLLEY
& WALLIS**

Guide Price £179,995

A well positioned and superbly presented 2 bedroom apartment located close to the centre of Wilton. No forward chain.

The Property

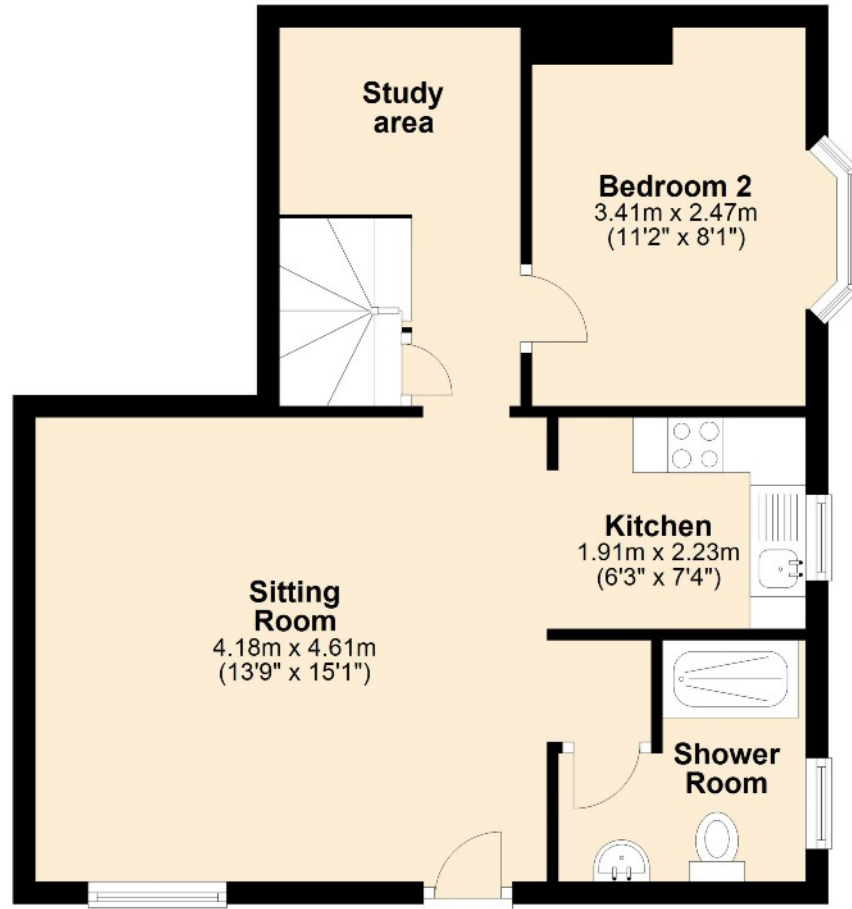
Flat 4, 60 Shaftesbury Road is a well presented and recently modernised apartment arranged over the first and second floors of 60 Shaftesbury Road.. Recent improvements include modern kitchen and bathroom, redecoration and carpets, modern fuse board, new front door and some new double glazing. The property is accessed via a communal parking area with steps leading up to a access to No.4. The front door leads immediately into the spacious sitting room/dining room with kitchen just off. The modern kitchen has a good selection of base and wall mounted storage, attractive work top with stainless steel sink, electric oven and hob, space for washing machine and fridge/freezer. There are 2 double bedrooms, bedroom 2 is located on the first floor and has an attractive bay window. There is a very large inner hall between the sitting room and bedroom 2 which has stairs to the second floor as well as a large area which would be ideally used as a study area. On the second floor there is bedroom 1, a large double. The shower room is located on the first floor and has a modern suite of large double shower, wash hand basin with storage below and heated towel rail. In all a wonderful opportunity for a first time buyer, investment purchaser or perhaps somebody downsizing to buy a superbly located and well presented two bedroom apartment.

Situation

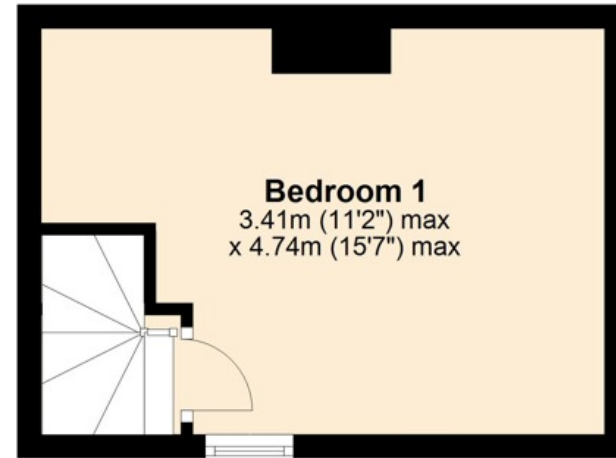
The apartment is located within a few minutes of the good range of amenities including pubs, a hotel, shops include convenience stores (one with Post Office), a baker, a 'have it all' hardware shop and a Thursday market. The town also has a doctors' surgery, a dentist and the impressive Italianate Church. The town has regular bus services (including a park and ride) linking it to the Cathedral city of Salisbury. Salisbury has an excellent range of shopping, education, leisure and cultural facilities as well as the wonderful Cathedral. 10 minutes walk to Wilton Town centre shops, 15 minutes by car to Salisbury train station - London approx 80 minutes by train. 14 minutes by car to Waitrose. By car: London 2.3 hrs, Bristol 1.5 hrs, Southampton 1 hr, New Forest 25 minutes.



First Floor



Second Floor



Total area: approx. 62.0 sq. metres (667.1 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 July 2023.



Outside

There is communal off road parking to the side of the property. The parking is unallocated. There is good space for bin storage. Stairs lead up to a covered walkway where the front door can be found.

Directions

Leading our office on Castle Street, head towards Wilton on the A36 and upon reaching Wilton turn left at the roundabout directed towards Shaftesbury. Upon reaching the traffic lights in the centre of Wilton, continue straight over onto West Street and continue on the Shaftesbury Road for approximately 500 metres and the property will be found after the mini roundabout with Saddlers Mead on the right hand side.

Services

Mains water, electricity 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

Lease

999 years from 24th June 2016.
 'Peppercorn' ground rent.
 25% of the freehold interest
 There is no fixed service charges

Council Tax

Council Tax Band A.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	41 E	
21-38	F		
1-20	G		