



**3 Ludlow House** | Chipper Lane | Salisbury | Wiltshire | SP1 1BG

**WOOLLEY  
& WALLIS**

**Guide Price £340,000**

**A collection of 12 signature apartments from the reputable local developer Ludlow Properties Ltd, offering a rare and exciting opportunity to purchase a newly converted 2 bedroom apartment set in the heart of the City centre.**

## **The Property**

Ludlow House is a stunning conversion of a former office building to form 12 spacious and finely finished one and two bedroom apartments. Ludlow Properties Ltd have undertaken this conversion and have a depth of experience at producing desirable and high quality homes. Each apartment is bespoke and offers spacious accommodation with a high degree of specification, whilst a real effort has been made to preserve the integrity of the building. There are numerous features in each property reflecting its historic nature complemented by modern conveniences such as stylish kitchens and bathrooms, quality flooring covers and a contemporary decorative finish. The building itself has a varied history as an office block and even a bank.

Number 3 is a wonderfully finished two bedroom first floor apartment with very generous accommodation measuring 970 square feet. The entrance hall leads to all principle rooms, there is a cupboard housing the hot water cylinder, video intercom system and finished with engineered oak flooring. The stylishly decorated open kitchen/living area has wonderful proportions measuring 37ft 11in x 16ft 1in (max) which is an unusually large room and has been smartly finished. There is a continuation of the oak flooring with excellent space for a sitting and dining area which can accommodate large furniture. The attractive dusk blue kitchen has a selection of base and wall mounted storage with quartz top with inset sink and breakfast bar area. Integrated appliances include a dish-washer, fridge/freezer, induction hob, oven, microwave, pull out bin store and washer/dryer. The property also has a luxury bathroom with a white suite of bath with shower over, WC wash hand basin with storage below and stylish mirror above as well as a heated towel rail. Bedroom 1 is a large double with a built-in wardrobe. Bedroom 2 is also a double with a built-in wardrobe. A superbly finished apartment located to make the very most of City centre living.

For those looking for a high quality and centrally located one or two bedroom apartment an internal viewing is a must!

## **Situation**

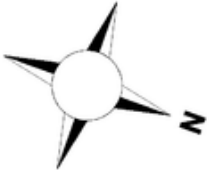
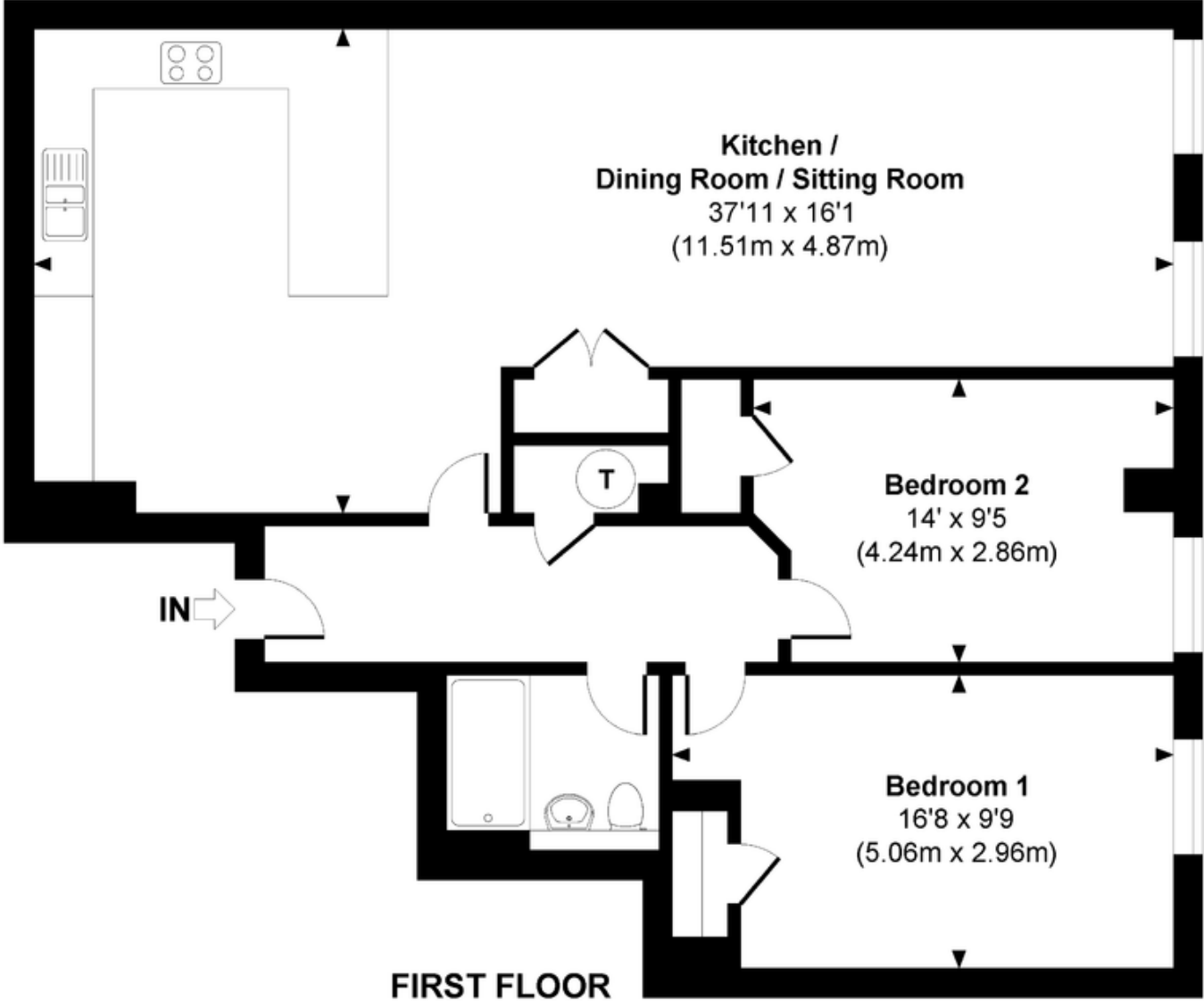
Set in the centre of the medieval city of Salisbury and just a 2 minute walk for the market square with a variety of popular independent shops and high quality venues to eat and drink. The apartments are within a short walk of the Cathedral Close which offers a tranquil environment for picnics. Salisbury itself has a wide range of shops restaurants and bars, a thriving twice weekly market, theatre, city hall and cinema. The mainline railway station to London is also an easy walk away and has a direct commute to London Waterloo in approximately 90 minutes. Queen Elizabeth gardens are also close by, which is an extremely attractive park with grounds leading down to the River Avon and has views towards the Cathedral.

Please be advised the photos used are from the show apartment



# Flat 3 Ludlow House

Approximate Gross Internal Area  
Total = 970 Sq Ft / 90.11 Sq M



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

**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 February 2024.



### **Services**

Mains water, electricity and drainage are available. Electric heating.

### **Service Charge**

Management charges to follow. Each apartment will have a share of the free hold with a 999 year lease. £1,315.03 per annum.

### **Communal**

There is a separate ground floor bin store area. Lockable store cupboard for apartments 1-3 in the first floor communal entrance hall.

### **Directions**

From our offices on Castle street head towards the market square and take the second left onto Chipper Lane. The property will be found after a short distance on the left hand side juts before the cross roads with Endless Street.

### **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 to follow.

### **Agent's Note**

No parking is available with these apartments.

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