



Flat 5 Royal Apartments | 9-11 Endless Street | Salisbury | Wiltshire | SP1 1DL

**WOOLLEY
& WALLIS**

Guide Price £199,950 Leasehold

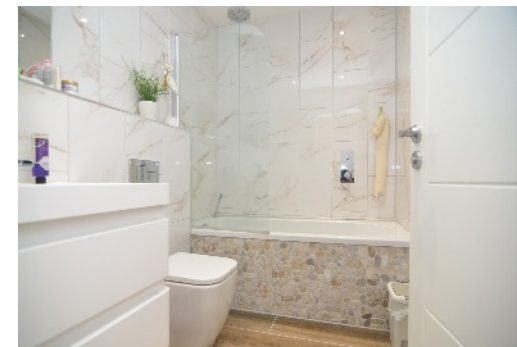
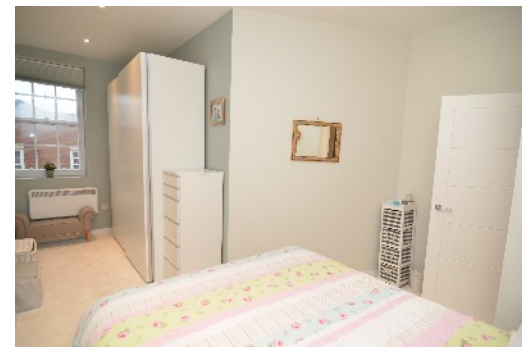
A spacious second floor apartment conveniently located in the City centre with access to local amenities.

The Property

Royal Apartments are located on the first and second floors of this handsome building, refurbished during 2021. Flat 5 which is located on the second floor is accessed via security entry phone/keypad to communal hallway. Stairs then lead to second floor where there is a communal landing. On the communal landing each apartment has a store cupboard, with no.5 having shelving within the storage. From the communal landing, door to apartment 5. A good sized hallway with electric heater, built-in storage with shelving, the remainder of the accommodation includes open plan sitting room/kitchen, well fitted kitchen area including dishwasher, washing machine, fridge and freezer, electric hob with a feature stainless steel cooker hood over and built-in electric oven. Good range of wall mounted units including base units and drawers and worktop surfaces. A comfortable lounge area with 2 UPVC double glazed windows to side aspect and electric storage heater. There is a good sized double bedroom which is located to the front of the apartment with secondary glazed window to front aspect, electric heater, wardrobes and a useful dressing area. Bathroom with suite comprising of bath, with a thermostatic shower and large shower head, shower screen, tiled walls and flooring, inset wash hand basin with drawer storage under and WC.

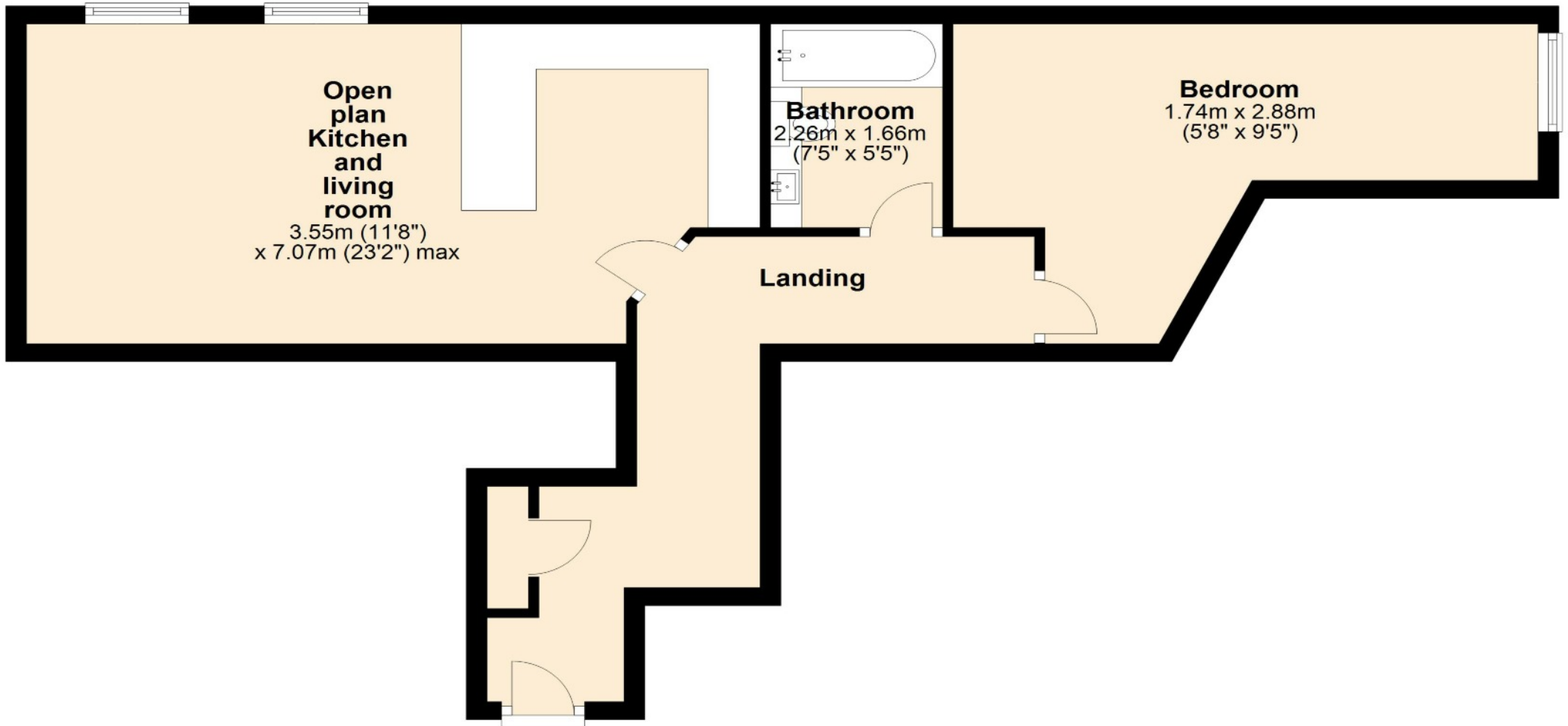
Situation

The property is located in a central location on Endless Street with very convenient access to the City centre. The City centre offers a fantastic range of shops and leisure facilities and good access to public transport with the mainline railway station being in reasonable distance.



Second Floor

Approx. 52.4 sq. metres (564.2 sq. feet)



Total area: approx. 52.4 sq. metres (564.2 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 November 2023.



Directions

From the Market Square continue along Blue Boar Row turning left into Endless Street where the Royal Apartments will be found upon the left hand side.

Services

Mains water and electricity are available.

Tenure

Leasehold with a 999 year lease commencing 29.01.22.
 Ground rent at £300 per annum.
 Service charge at £1,276.13 per annum.

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 A.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		