



1 The Old Brewery | Salisbury | Wiltshire | SP1 1HJ

**WOOLLEY
& WALLIS**

Guide Price £250,000

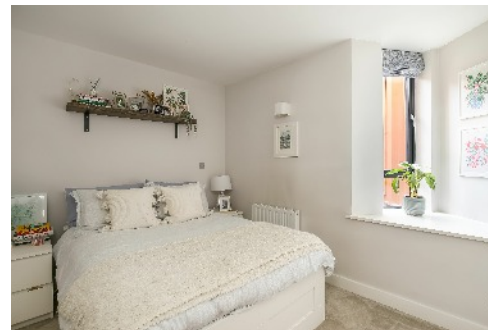
A recently built one bedroom ground floor apartment finished to exacting standards and set in a gated community in the City centre.

The Property

1 The Old Brewery is set in a highly sought after development in the very centre of Salisbury which was completed in 2019. The properties were designed and completed to exacting standards and are ideal for a buyer looking to be just a 5 minute walk from the market square and have the benefits of parking. The Old Brewery is a gated community (electric automated gates) with a vehicular access from Pennyfarthing Street as well as pedestrian access from Milford Street. The apartment itself is a ground floor one bedroom property which will be perfect for someone looking to downsize, a young professional or would make an ideal investment property. The apartment itself is accessed via a communal hallway leading to the front door. The entrance hall has attractive wood effect Karndean flooring, a useful coat hanging area and a cupboard which provides further storage and houses and provides plumbing for a washing machine. The kitchen/dining/living space is wonderfully presented and has a high specification fitted kitchen with a good selection of attractive storage cupboards, stone work top, high quality appliances such as a Bosch oven and slimline dishwasher. There is a island which provides further storage and a hob with an extractor above and a breakfast bar. There is ample room for a dining and sitting area as well as bi-fold doors leading directly on to a car parking space for the property which can double up as a outside seating area where there is a raised flowerbed. The property has a double bedroom with large feature windowsill and a built-in wardrobe and there is a shower room with walk-in shower, WC, heated towel rail and wash hand basin and there is a modern gas fired central heating system.

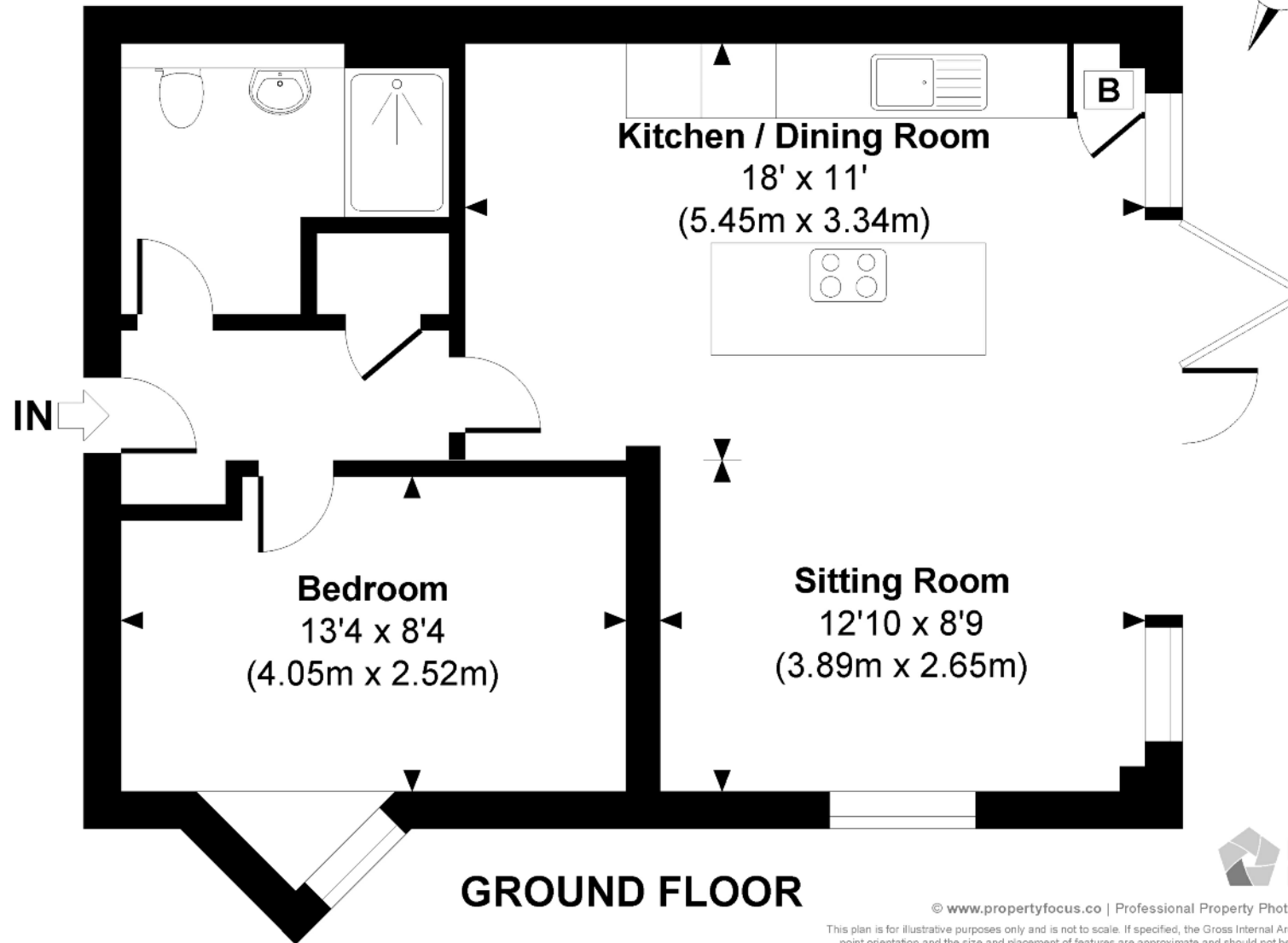
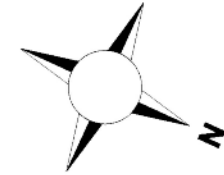
Situation

Set in the centre of the medieval city of Salisbury and just a 5 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.



The Old Brewery

Approximate Gross Internal Area
Total = 536 Sq Ft / 49.82 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.



Outside

The property is accessed via electric automated gates from Pennyfarthing Street, as well as pedestrian access from Milford Street. The property has off road parking for one vehicle which can also provide a small courtyard seating area as well as a raised flowerbed.

Services

All mains services are available to the property.

Service Charge

The management service charge for the year is £634.00 2023/2024 and the ground rent for the year 2023/2024 is £250.

Lease

125 years from 2019. There is the option of increasing the lease to a share of the freehold with 999 year lease for an additional £5,000.

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 D.

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