



George Street, Salisbury
£135,000

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40 George Street, Salisbury, Wiltshire, SP2 7BA

A superbly presented one bedroom ground floor apartment with courtyard garden within close proximity to Salisbury city centre and Salisbury's mainline railway station. Share of Freehold - viewing essential.

- A very impressive ground floor apartment with share of freehold
- Well fitted kitchen
- Utility
- Modern fitted bathroom
- Spacious sitting room
- Generous double bedroom with dual aspect
- Gas central heating
- Double glazing
- Courtyard garden
- Independent access

Viewing strictly by appointment with the seller's Agent

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THE PROPERTY

The property comprises a particularly well presented and much improved one double bedroom share of freehold flat which is situated within a short walk to the train station. Internally the accommodation has a light and, airy atmosphere with a pleasant sitting room, dual aspect double bedroom, a lounge/diner offering ample space for a table and chairs, a well appointed kitchen and benefiting from a separate utility room and outside, fully enclosed courtyard. Viewing of this flat is highly recommended.

THE LOCATION

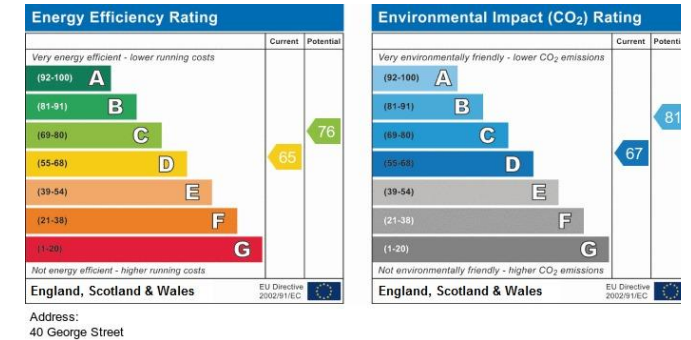
The property is situated off the Devizes Road which lies upon the northern fringe of Salisbury city centre. Salisbury's mainline railway station, Salisbury city centre and Waitrose are all within a fair walking distance. In addition to this a corner shop and takeaway outlet are within 400 yards. Other facilities available nearby include public transport, public houses, social clubs and the five rivers leisure and well-being centre is nearby.

OUTSIDE

Outside, the property benefits from a fully enclosed courtyard, ideally suited for alfresco dining and relaxing it also offers a further place for pot plants with the addition of an elevated planter in the wall, the walls have been recently painted making this courtyard an easy and low maintenance outside space.

DIRECTIONS

From the centre of Salisbury proceed along Castle Street to the roundabout and take the first exit onto the A36, Churchill Way West. Continue to follow the road to St Paul's roundabout and take the 3rd exit signposted A360, Devizes Road. On leaving the roundabout take the first turning on the right onto York Road and then take the third left into George Street, the property can be found directly on the right hand side.





TOTAL APPROX. FLOOR AREA 529 SQ.FT. (49.2 SQ.M.)
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