



5 Old Granary Lane, Amesbury, Wiltshire, SP4 7RY

£187,500

Share of Freehold

Jordan &
Mason



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*** View video walk through * A light and airy two bedroom purpose-built apartment situated within a well maintained communal gardens on the edge of Amesbury Town centre.**

Précis of accommodation and features –

Spacious two-bedroom purpose-built apartment, Impressive entrance, Sitting room/dining room, Modern fitted kitchen, Two bedrooms, Built-in wardrobes to master bedroom, Bathroom, Share of Freehold, Viewing is essential, Walking distance to town centre.

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DESCRIPTION

This superbly presented two bedroom apartment is situated within level walking distance of Amesbury Town centre and is situated within well maintained communal gardens. The property has a smart galleried entrance with front door leading to entrance hallway and further accommodation to include:- sitting room/dining room with a side aspect, modern fitted kitchen, modern bathroom, two bedrooms, master bedroom benefiting from built-in wardrobe, residents parking. The property is being brought to the market with no onward chain and also benefits from an overall share of the freehold interest.

LOCATION

The development is situated on the northern edge of Amesbury town centre and within close proximity of all of these shopping and recreational facilities that the town provides. There is a choice of public houses, cafés, bakery, independent retailers, public transport, schools, leisure facilities and Salisbury city centre can be found some 7 miles to the north.

DIRECTIONS

From Amesbury high Street continue passing the George hotel and flights turn right continue along this road to the mini roundabout taking the second exit straight over and then there is left over the pelican crossing. Follow the roads it bears left over a further roundabout and pass Amesbury pet store. Continue again for around 200 yards turning right into old granary lane and the property can be found upon the right-hand side with parking towards the rear of the development.

OUTSIDE

The property has pleasantly arranged communal gardens and ample parking for residents. Access can be found the rear and the gardens are mainly laid to lawn and have been well planted with various trees and shrubs.

TENURE

Share of Freehold

VIEWINGS

All viewings are strictly by appointment with Jordan & Mason on **(01722) 441 999**. If you are unable to make the viewing, please contact us by telephone providing not less than 24 hours' notice of the cancellation of the appointment.

OPENDAYS

If we are instructed to begin the viewings by way of an open

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Jordan & Mason is a multi-award-winning independent estate agent, letting agent and property management company situated in the heart of Salisbury and covering Amesbury and the wider areas. Our team of property professionals take great pride in delivery of exceptional customer service and we look forward to being of service to you.

day, this is by appointment with Jordan and Mason and an agreed viewing time will be made. Due to the volume of enquiries, we receive for certain properties, we respectfully ask that you are prompt on your time to ensure you have your full viewing allocation.

SAFETY

The safety of our team, our clients and viewers are paramount, and we therefore respectfully ask that if you are showing any signs of a cold, flu like symptoms or have had coronavirus within the last seven days, that you cancel your appointment and reschedule with us.

When booking your viewing, you will be required to leave us with basic information which is recorded for the safety of our team and clients alike.

OFFERS

We confirm that all offers are submitted to our clients promptly confirming the offer amount, your buying position and your financial position with regard to mortgage.

If your offer is agreed by our client, we are required by law to formally confirm the identity of all buyers.

The property will remain on the market until we have received photographic identification and a copy of correspondence confirming your registered address. This could be a council taxation bill or a copy of a bank statement.

We recognise that this can feel intrusive and please be assured that all information that we hold is treated with the utmost privacy and not passed to anybody outside of Jordan and Mason. This information is securely held by us for the prescribed period and then disposed of in the appropriate way as guided at the time.

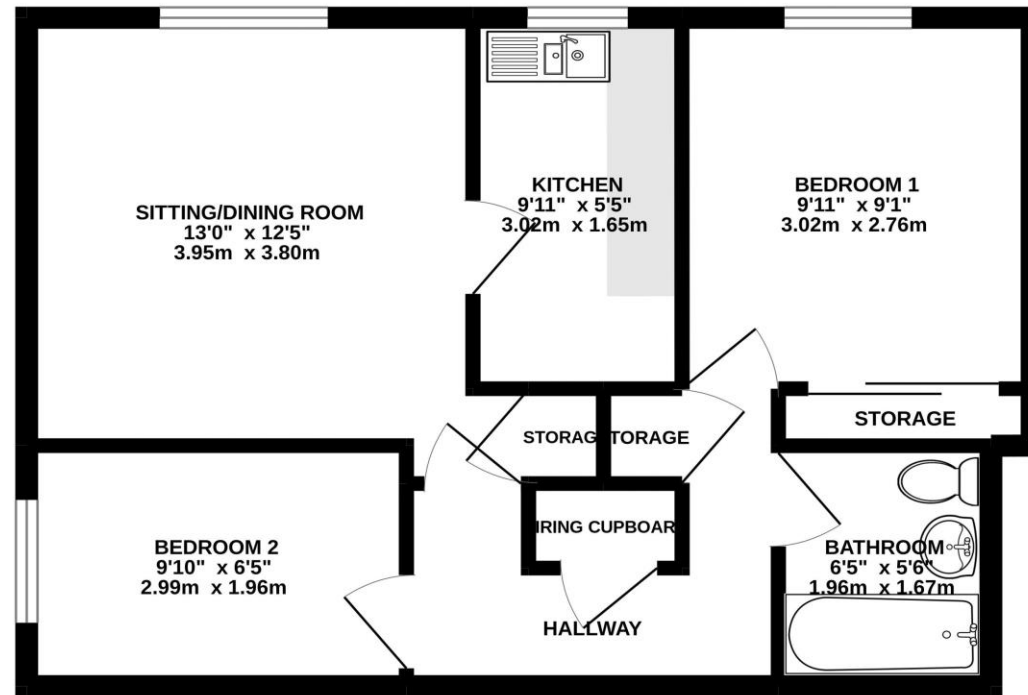
Our representatives will also ask you for proof of funds for example bank statement, mortgage offer in principle or a formal letter from your accountant or legal representation.

We ask you to work positively with our team in producing this information as it is required by all intending purchasers without exception. We thank you for your understanding.

Free no obligation valuation service:

The valuers at Jordan and Mason have decades of local expertise and will understand and interpret the market, your property and the likely demand and provide you with an honest and accurate property valuation. There is no obligation, and we assure all potential clients that there will be no commission-based agents used to complete the valuation. We believe it is essential that we provide accurate and honest appraisals to all clients to ensure that budgets and plans can be set.

GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 457 sq.ft. (42.5 sq.m.) approx.
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Important notice: 1. Particular: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Jordan & Mason in the particulars or by word of mouth or in writing ("information") as being factually accurate about this property, its condition or value. Neither Jordan & Mason nor any joint agency has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only. 3. Regulations etc: Any reference to alterations to or use the property does not mean that any necessary planning, building regulations or other consents have been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and all information is correct. Jordan, Mason and Associates Ltd is a limited company registered in England with registration number **870 8615**

