

Flat 23 The Cloisters London Road, Amesbury Salisbury SP4 7JX



welcome to

The Cloisters London Road, Amesbury Salisbury

Two bedroom apartment, located in the heart of Amesbury. Benefiting from traditional kitchen, dual aspect lounge and two bright bedrooms. The master bedroom with fitted wardrobes and a modern bathroom.

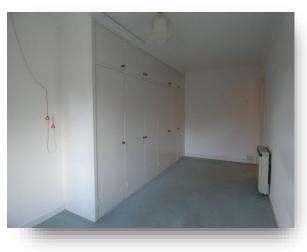












Communal Entrance

The property is entered through a communal door leading to the communal entrance with stairs rising to the first floor with a stair lift. The storage locker from the property is located directly opposite the apartment and the communal launderette is located on the ground floor.

Entrance Hall

The entrance hall has a radiator, carpet flooring, siring cupboard, loft access and doors to;

Kitchen

11' 6" x 5' 7" (3.51m x 1.70m)

Traditional in style, space for fridge/freezer, cooker, back splash tiling, emergency pull cord, laminate floor, single glazed window to the lounge, door to the lounge

Lounge/dining

18' x 11' 6" ($5.49m \times 3.51m$) Spacious lounge with storage heater, carpet flooring, emergency pull cord, wall lights, double glazed bay window to rear, television point

Bedroom One

18' x 11' 6" (5.49m x 3.51m) Double glazed window to the rear aspect, emergency pull cord, carpet flooring, fitted wardrobes, storage heater

Bedroom Two

14' 2" x 6' 5" (4.32m x 1.96m) Double glazed window to the rear aspect, emergency pull cord, with carpet flooring

Bathroom

Modern fitted bathroom with shower cubicle, wash hand basin, towel radiator, W.C. and emergency pull cord with laminated flooring

Communal Laundry

Located on the ground floor, a communal laundry room with washing machines, sink and dryers

Storage Locker

The property benefits from a storage locker located across the hallway to the property, locked for security

Parking

Shared parking for residences and visitor bays



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





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The Cloisters London Road, Amesbury Salisbury

- Two Bedroom Apartment
- Bright and Spacious Living
- Modern Bathroom
- Communal Launderette
- Storage Locker

Tenure: Leasehold EPC Rating: C

£90,000





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Please note the marker reflects the postcode not the actual property

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Nov 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref: AME104618 - 0026 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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