



ST. EDMUNDS CHURCH STREET, WILTSHIRE, SP11EF  
£118,000 LEASEHOLD

Winkworth



## ST. EDMUNDS CHURCH STREET, WILTSHIRE, SP11EF

**A one-bedroom first-floor studio apartment, ideally located in the city centre and within easy reach of the park. No onward chain.**

From the main communal entrance, stairs rise to the first floor where the private front door to the apartment is located. Upon entering, further stairs lead to the second floor, providing direct access into the kitchen/breakfast room.

The kitchen offers breakfast bar seating and is fitted with matching white base and eye-level units, along with a useful storage cupboard. A door leads directly from the kitchen into the bedroom, which is positioned to the front of the property and benefits from a small recessed area with shelving and wardrobes.

From the bedroom, a further door opens into the bathroom, which includes a cupboard housing the hot water tank. The bathroom is fitted with a matching white suite, comprising a bath with an electric shower over, and is complemented by a Velux window to the rear elevation.

### Outside

To the front of the property is a paved patio area, bordered by a low brick wall and ornate metal railings, providing an attractive outdoor space.

### AT A GLANCE

Kitchen/breakfast room

Double bedroom

Bathroom

Permit parking

Ground Rent £100pa

Buildings Insurance £320 pa

No Maintenance Charge - 1/3 of any repairs and maintenance.

## LOCATION

St Edmunds Church Street is perfect for those seeking convenient access to both the city centre and the park, the property is within easy reach of Salisbury's excellent shopping, dining, and recreational amenities. The area also offers an outstanding choice of schools, including Bishop Wordsworth's Grammar School for Boys, located within level walking distance.

Salisbury itself boasts a twice-weekly charter market, the renowned Playhouse Theatre, two cinemas, and a wide variety of leisure and cultural attractions. The city enjoys excellent road connections, with convenient access to the south coast, Bath, Winchester, and Southampton, while the nearby A303 links to the M3, providing easy travel to London and westward towards Exeter and the West Country.

## DIRECTIONS

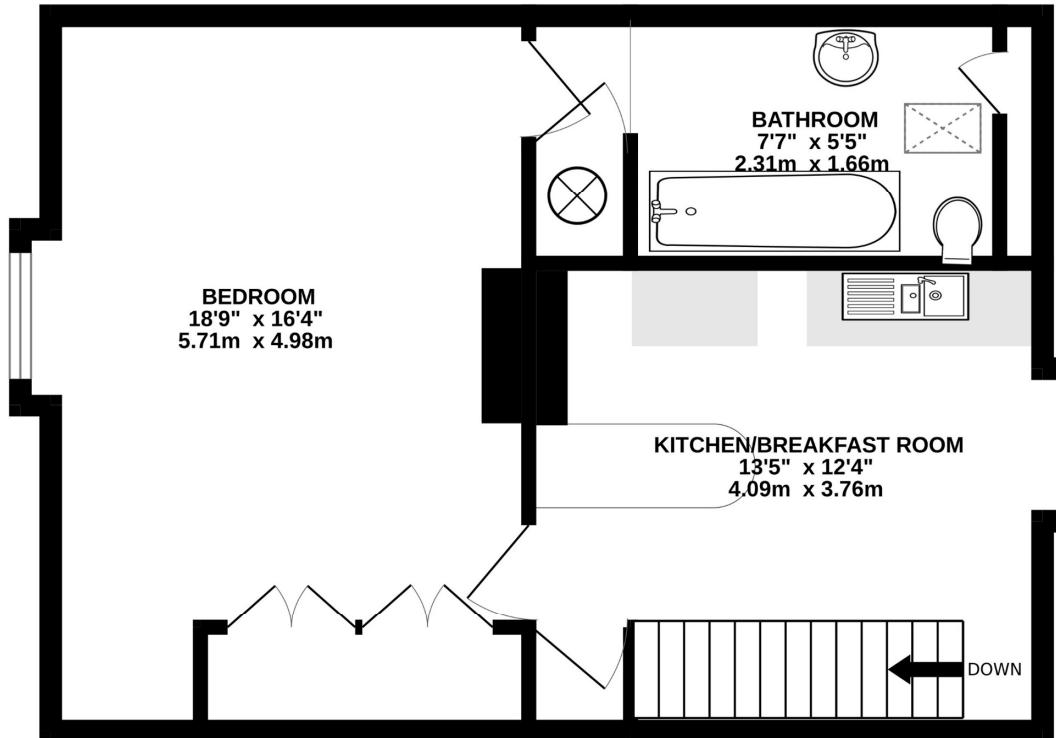
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Mains electric and drainage  
Double glazing and gas central heating  
Ultrafast broadband available.  
EE good inside, good outside.  
O2 good inside, good outside.  
Three good inside, good outside.  
Vodafone good inside, good outside.



GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 487 sq.ft. (45.2 sq.m.) approx.  
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