



## 20 Spire View

Salisbury, SP2 7GA

£210,000



A light and airy first floor apartment on the edge of this city centre development a short walk from a host of amenities.



20 Augustine Court is a generously proportioned two bedroom property with the huge benefit of an allocated parking space. The property is offered in generally good order throughout but does hold potential to decoratively personalize. Visitors will note the well proportioned accommodation throughout the apartment, however the standout room is the 7.2m x 5.4m living room with dual bay windows, along with two double bedrooms 20 Augustine Court is double glazed with gas heating fired by a modern combination boiler other benefits include entry phone system, good levels of built in storage and the allocated parking space. The position within the development and location are also huge positives, a short walk from the railway station, Waitrose and the city centre itself. Offered for sale with vacant possession this property would make an ideal city base or buy to let investment.

### Directions

Proceed to Fisherton Street turning into St Pauls Road. At the roundabout turn right into Spire View. After a short time turn left where Augustine Court can be found immediately on your left.

### Communal Entrance Hall

Stairs to first floor with letterboxes.

### Entrance Hall

Full height storage cupboard. Door to inner hallway.

### Inner Hallway

Door to:

### Living Room/Kitchen 23'9" x 17'8" > 10'4" (7.25m x 5.4m > 3.15m)

Double glazed bay windows to front and side aspects. Two radiators, television aerial and telephone points. Kitchen area with a matching range of wall and base units with worksurface over. Inset stainless steel sink unit with mixer tap and tiled splashbacks. Inset gas hob with electric oven under and extractor hood, space for washing machine and fridge/freezer.

### Bedroom One 11'9" x 9'6" (3.6m x 2.9m)

Double glazed window to front aspect. Built in double wardrobe, radiator and television aerial point.

### Bedroom Two 11'9" x 9'0" (3.6m x 2.75m)

Double glazed window to front aspect. Full height cupboard housing Worcester combination boiler. Radiator.

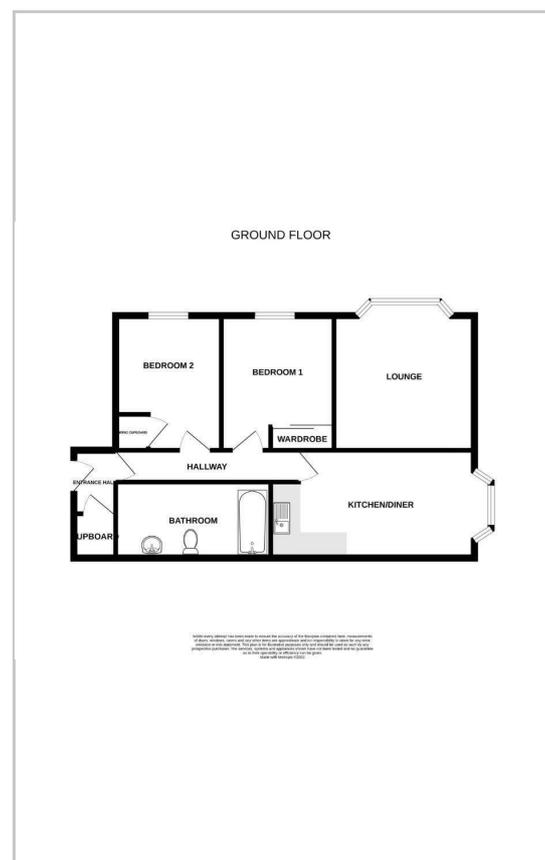
### Bathroom 8'0" x 5'8" (2.45m x 1.75m)

White suite comprising WC, pedestal basin and panelled bath with thermostatic shower over. Tiled splashbacks, extractor fan and radiator.

### Area Map



### Floor Plans



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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