

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## 5 Magdalene Court Gigant Street

Salisbury, SP1 2DL

£270,000



The property is unexpectedly back on the market after the onward chain fell through.

Private-entrance maisonette in the city centre, arranged over the first and second floors and sold with allocated parking. The property has been recently renovated and is ready to move into.

The first floor has a luminous 7m x 6.5m open-plan living room, dining room and integrated kitchen with an island. There is also an integrated desk area, ideal for working from home. There is a separate shower room/WC as well.

The second floor has two double bedrooms with fitted wardrobes and eaves storage and a bathroom.

There is an allocated space in a secure rear car park, along with bin and bike shed. The property is also eligible for parking permit.



Directions

From Milford Street, turn into Gigant Street where Magdalene Court can be found on your left hand side.

Private entrance

Front Door with Entry-Phone System

Entrance Lobby

With stairs leading to the first floor.

First Floor (approximate floor area 603 sq ft/56 s

First Floor Landing

Stairs to second floor. Substantial cloak cupboard, radiator, wooden style flooring.

Living Room/Kitchen 22'11" x 21'3" (7m x 6.5m )

A hugely impressive space with great character due to its curved wall, column radiators and bay window. The entire area has a wooden style floor.

Sitting Area – Two sash windows to front aspect, column radiators. Feature bay window with built in desk.

Dining Area – Two sash windows to side and column radiators.

Kitchen – Refitted shaker style wall and base units with solid worksurface over. Kitchen island with integrated storage and bins, sitting two. Inset sink unit with mixer tap over. Fitted induction hob with oven under and extractor hood over, integrated fridge/freezer, dishwasher and washing/dryer machine, ceiling spotlights and extractor fan.

Shower Room

Refitted suite comprising vanity basin, concealed cistern WC and corner shower enclosure with thermostatic controls and wet wall splashback. Range of fitted cupboards, heated towel rail, extractor fan and ceiling spotlights.

Second Floor Landing

Full height cupboard and access to loft space.

Bedroom One 18'8" x 7'10" ext to 10'2" (5.7m x 2.4m ext to 3.1m )

Two sash windows to front and side aspects. Two built in wardrobes, double radiator, bedside lights and low level eaves storage cupboards.

Bedroom Two 19'0" max x 8'2" (5.8m max x 2.5m )

Sash window to side aspect, built in double wardrobe with sliding mirrored doors, radiator and eaves storage cupboards.

Bathroom

White suite comprising WC, pedestal basin and panelled bathtub with thermostatic shower over, tiled walls and floor, heated towel rail, shaver point, de-mist mirror, extractor fan and ceiling spotlights.

Outside

To the rear of the property is a gated parking compound with an allocated space for the property, bicycle and bin store.

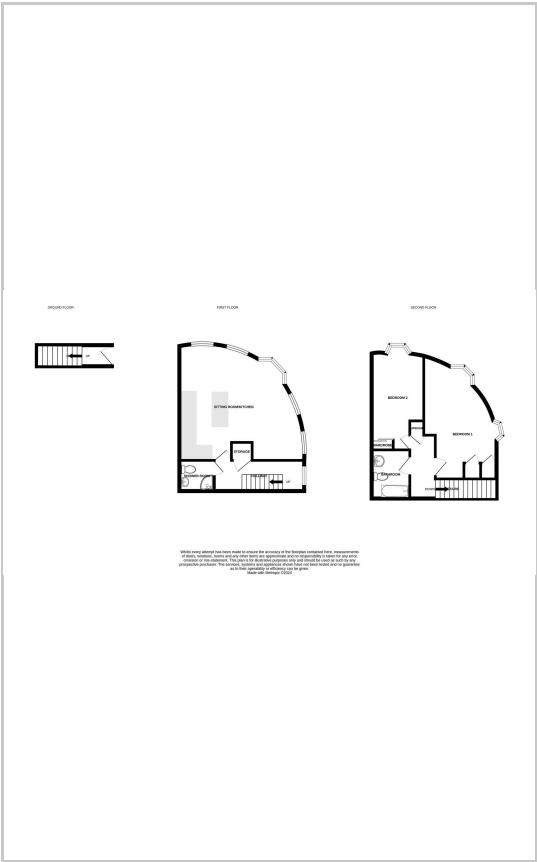
Agent's Note

Agent's Note - Share of freehold with 125-year lease from 2000 (99 years remaining). A half yearly service charge of £632, this amount also contributes to the estate reserve fund.

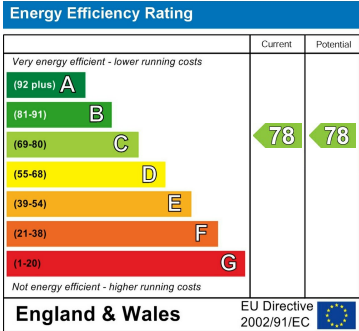
Area Map



Floor Plans



Energy Efficiency Graph



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