





An excellent two bedroom second floor flat, located in the heart of Salisbury's city centre.

Tenure: Leasehold

Size: 745 ft²

EPC Rating: D (67)

Council Tax Band: C



2



1



1



1

Lease information - Remainder of 125 years from 01/01/1993, annual service charge £900 from 2022 to 2023.

Salisbury Station 0.7 Miles • Wilton 3.5 Miles • Porton Down 6 Miles • Old Sarum 3 Miles

39 Three Cuppes Lane, St Edmunds Church Street
Salisbury, Wiltshire, SP1 1ER

- Second Floor Flat
- Two Bedrooms
- Sitting Room
- Allocated Off Road Parking
- Kitchen
- Communal Garden
- Bathroom
- City Centre Location

The Property

An excellent investment opportunity located on the second floor of this development, 39 Three Cuppes Lane is an appealing and well-presented two bedroom flat. The property is accessed from a communal hallway, with a secure communal front door and telecom entry system. The front door leads to a welcoming hallway, with doors to all rooms of the accommodation. A generously proportioned sitting room / dining room allows room for large furniture, with a good sized south facing window. There are two well-proportioned double bedrooms, one of which is currently utilised as a guest room / music room. Completing the accommodation is a smart and well-equipped kitchen with an integrated electric oven and a modern shower room.

Outside

The property benefits from an attractive and well maintained communal garden, plus allocated car port providing covered parking for one vehicle.

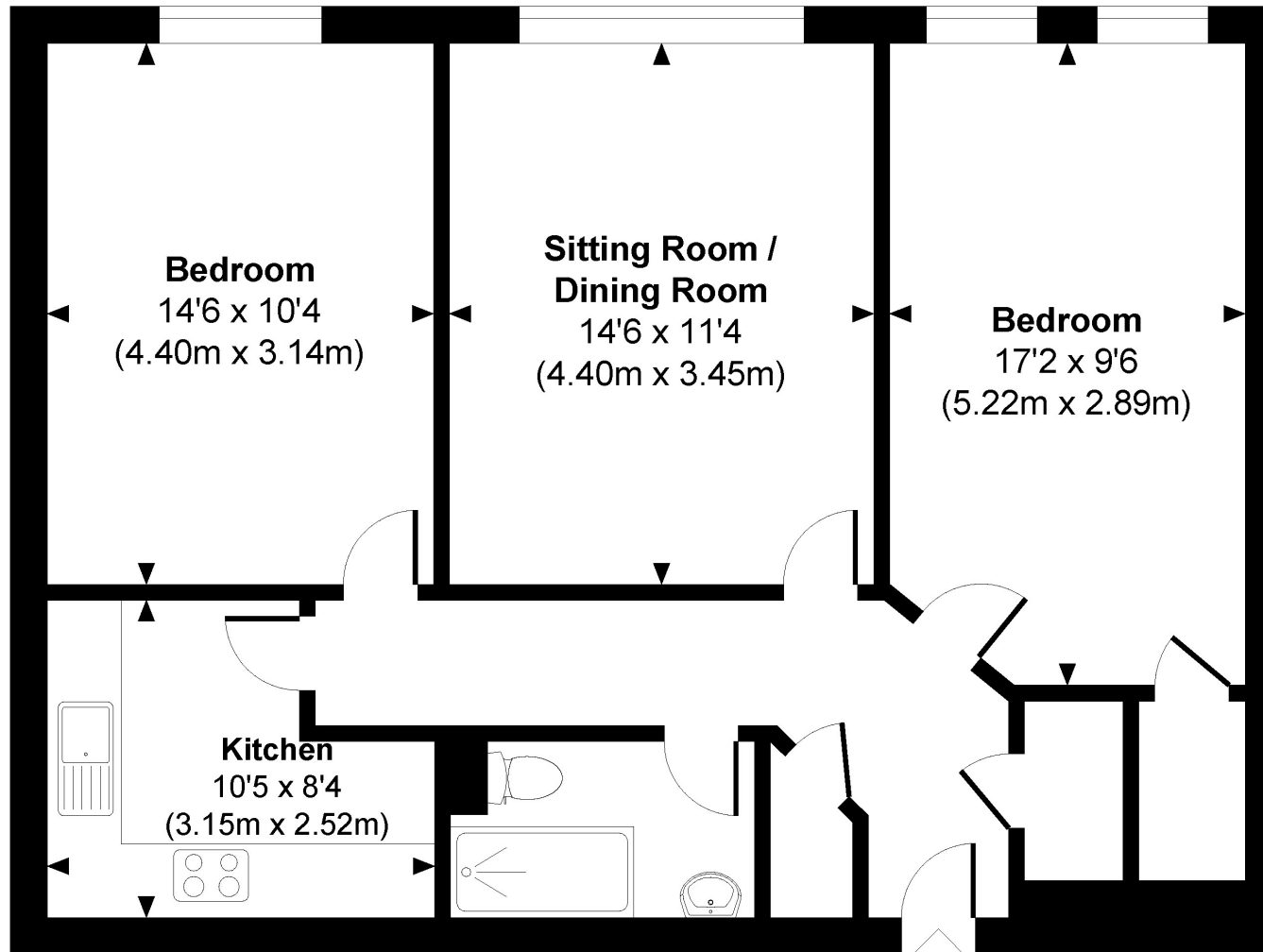
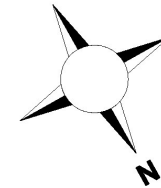
Location

Three Cuppes Lane is a popular modern development situated in the very heart of Salisbury city centre, with its full range of shopping and recreational facilities right on the doorstep – shopping, leisure, educational and cultural as well as the renowned Playhouse theatre and the market square which has a twice weekly charter market. The mainline train station has trains to London Waterloo (journey time approximately 90 minutes) with excellent road links to London (A303), Southampton (A36) and Bournemouth (A338). Within walking distance of the property are several primary and secondary schools, both private and state sector, including boys and girls grammar schools.



Three Cuppes Lane

Approximate Gross Internal Area
Total = 745 Sq Ft / 69.25 Sq M



SECOND FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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