



7 Holt Court Brown Street, Salisbury, SP1 1AG

Offers in excess of £195,000

A well-presented two-bedroom apartment situated within the sought-after Holt Court development, conveniently located on Brown Street in the heart of Salisbury.

This spacious apartment offers well-proportioned accommodation and would make an excellent purchase for first-time buyers, professionals, downsizers or investors alike.

The property comprises a welcoming entrance hall leading to a generous reception room, providing a comfortable space for both relaxing and dining. The accommodation also benefits from a separate fitted kitchen, two well-sized bedrooms and a family bathroom.

The principal bedroom provides excellent space for a range of bedroom furniture, while the second bedroom would make an ideal guest bedroom, home office or study.

Situated in a convenient central location, the property is well placed for access to Salisbury city centre and its excellent range of shops, restaurants, cafés and everyday amenities. Salisbury railway station is also within easy reach, providing regular services to surrounding towns and cities.

The apartment offers an attractive combination of space, convenience and location, making it an ideal home or investment opportunity.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.



Leasehold Information

988 years remaining on the lease
Ground rent: £200 per annum
Maintenance charge: £3196 a year
This information is provided by the vendor and should be verified during the conveyancing process.

Disclaimer

- 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 will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB
Tel: 0113 892 1166
sales@goodmove.co.uk
www.goodmove.co.uk