



ST. EDMUNDS CHURCH STREET, WILTSHIRE, SP1 £115,000 LEASEHOLD

Winkworth



33 ST. EDMUNDS CHURCH STREET, WILTSHIRE, SP1 1EF

Charming one-bedroom first-floor apartment in a period terraced building in the heart of Town. The property boasts a spacious reception room, a well-appointed bathroom, and a modern kitchen.

The apartment is located within walking distance of local amenities, shops, and transport links, making it ideal for professionals or couples looking for a convenient city-centre living. With its characterful features and central location, this property offers a fantastic opportunity for those seeking a stylish urban lifestyle

AT A GLANCE:

- First Floor Flat
- Double Bedroom
- Kitchen
- Bathroom
- Living/Dining Room

SERVICES:

- Mains water, electricity, gas and drainage
- EPC Band: D
- Council Tax Band: B
- Leasehold: 148 Years
- Service charge is £900 per annum.
- Ground rent £55 per annum.



AGENT NOTES:

- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'
- Being sold via Secure Sale online bidding.

Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

LOCATION

At the City's heart, is Salisbury Cathedral, housing the best preserved of the four original Magna Carta manuscripts. Salisbury's historic streets offer Salisbury Playhouse with an enviable reputation for their productions, an abundance of independent retailers and eateries as well as the hustle and bustle of the Charter Market on Tuesdays & Saturday.

There are numerous primary and secondary schools, both private and state including boys' and girls' grammar schools.

Salisbury has excellent road links to London, Southampton and Bournemouth and provides direct trains to London Waterloo from Salisbury mainline Station.



AUCTION NOTES

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments:

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

FIRST FLOOR
APPROX. 50.9 SQ. METRES (547.6 SQ. FEET)



TOTAL AREA: APPROX. 50.9 SQ. METRES (547.6 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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