

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## Flat 2, 14 Kings Road

Salisbury, SP1 3AD

Guide price £210,000



A light and spacious apartment presented to the highest standard throughout. Flat 2, 14 Kings Road is one of three properties within this converted character building, the property has a number of features one would hope to find such as high ceilings and generously proportioned rooms. The property has been greatly improved by its current owner with every element of the apartment presented to the highest order, the kitchen and bathroom are fitted beautifully and the standard of finish flows through the property with features such as oak flooring and column radiators. The apartment is partially double glazed with gas heating (via modern combination boiler). Potential buyers should also note the property is sold with a long lease and share of the freehold. Kings Road is a very quiet residential road within the city centre a short walk from all amenities. This is a very rare opportunity to acquire a property of such quality and style, an internal viewing is advised.



## Directions

Proceed to Wyndham Road turning left into Kings Road. Follow the road as it bends to the right where number 14 can be found on the left.

## Communal Front Door to:

### Communal Hall

Stairs to upper floor.

## Front Door to Number 2

### Kitchen 11'7" x 9'10" (3.55m x 3m )

Matching wall and base units with composite 'solid surface' over. Integral electric hob, double oven and extractor fan. Full height utility cupboard housing Worcester gas combination boiler. Integral fridge/freezer and slimline dishwasher. Inset sink with mixer tap and tiled splashbacks. Double glazed window to side aspect. Light oak flooring. Column radiator.

### Lounge 13'11" x 12'1" max (4.25m x 3.7m max )

Sash window to rear aspect. Exposed brick chimney breast, column radiator. Light oak flooring and coved ceiling.

### Bedroom 13'7" x 11'11" (4.15m x 3.65m )

Double glazed window to front aspect. Cast iron fireplace with painted surround. Column radiator. Coved ceiling and light oak floor.

### Inner Lobby

Full height utility cupboard with plumbing and space for washing machine and shelving.

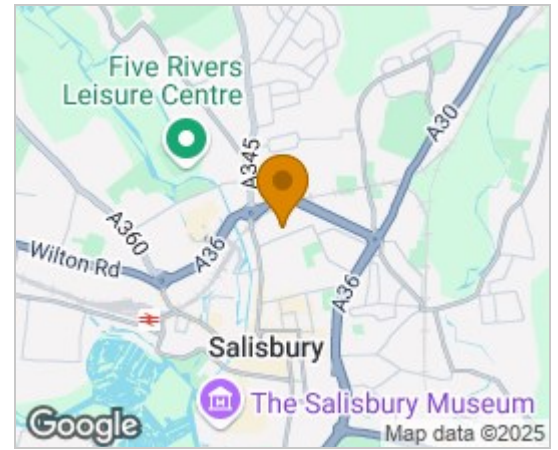
### Bathroom 10'5" x 5'4" (3.2m x 1.65m )

Stylishly refitted suite comprising vanity basin, concealed cistern WC, and walk-in shower with thermostatic controls. Double glazed window to front aspect, column radiator, hidden storage cupboard, tiled floors with underfloor heating and ceiling spotlights.

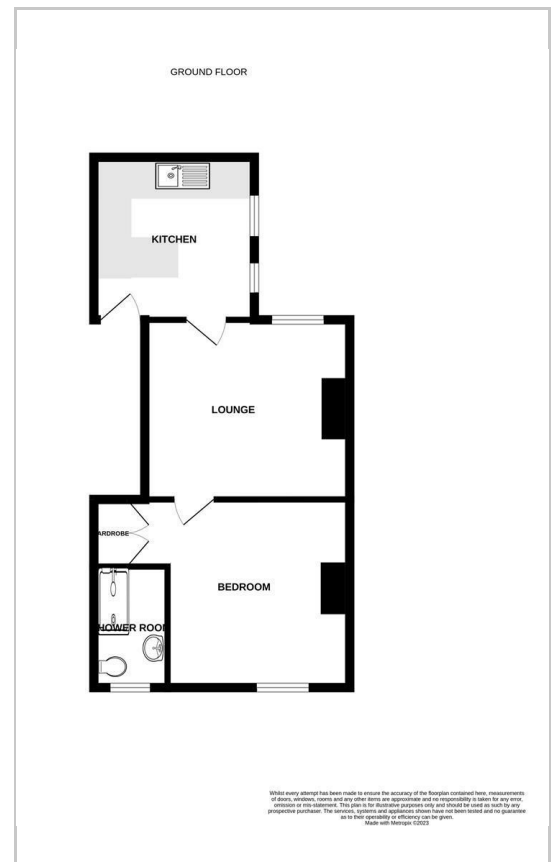
## Outside

To the front of the property is a paved front garden with space for bins/bicycles etc. The property falls within residents parking zone A with a number of spaces opposite the property.

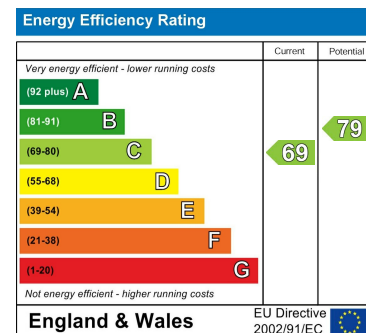
## Area Map



## Floor Plans



## Energy Efficiency Graph



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