

## Lot 17

By Order of A2 Dominion Housing

# Montague House, 34–36 Wilton Road, Salisbury, Wiltshire SP2 7EJ

**GUIDE PRICE: £590,000**



## IMPOSING DETACHED BUILDING ARRANGED AS 8 SPACIOUS FLATS

This attractive detached turn of the century building has been converted into 8 spacious one-bedroom apartments and whilst being in need of a certain amount of refurbishment the property offers scope for an ideal investment or development purchase. All flats benefit from gas-fired central heating and double glazing and there is a garden area to the side of the building. The property is sold with the benefit of full vacant possession.

### LOCATION

Wilton Road connects directly into the town centre and the building is located close to the new court buildings. Salisbury is a major county town located approximately 25 miles North West of Southampton and 87 miles South West of London. The town benefits from good road communications inclusive of M3 and M27 motorways and the A36 connecting to the M4. Major facilities in the town include

the Old George Mall and The Maltings shopping centre.

### ACCOMMODATION

**Flat 1:** basement flat comprising entrance hall, kitchen/diner, living room, bedroom, bathroom

**Flat 2:** basement flat comprising bedroom, lounge, kitchen, bathroom

**Flat 3:** hall floor flat comprising living room, inner hall, bedroom, kitchen, bathroom

**Flat 4:** hall floor flat comprising living room, inner hall, bedroom, kitchen, bathroom

**Flat 5:** first floor comprising entrance hall, bedroom, bathroom, open plan kitchen/living room

**Flat 6:** first floor comprising entrance hall, bedroom, bathroom, open plan kitchen/living room

**Flat 7:** top floor comprising entrance hall, living room, bedroom, kitchen bathroom

**Flat 8:** top floor comprising entrance hall, bedroom, living room, kitchen, bathroom.

Outside communal grounds.

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

Wiltshire Council 0300 456 0100

Council Tax Band: A on all flats

### VENDOR'S SOLICITORS

Nick Pentecost

Rawlison Butler

Griffin House, 135 High Street

Crawley, West Sussex

RH10 1DQ

01293 520744

### VIEWING TIMES

Friday 12th April, Thursday 18th

April ALL at 12pm

### NOTE

The special conditions of sale provide that the purchaser is to pay an additional sum of 1.25% + VAT of the purchase price towards the vendor's expenses.



STARTING BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN

FINAL BID