

# Flat 5 Ramparts

EVERY  
STEP OF  
THE WAY

PROPERTY GROUP

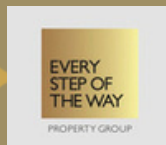
## Salisbury



**Contact Us**

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**Celeste at Every Step of The Way is delighted to offer to the market this first floor two bedroom apartment offering approximately 667 sq feet of accommodation. This apartment is located on the first floor accessible via a lift and stairs. Enviably positioned at the front of the building and befitting from a balcony and distant views of the cathedral. Situated in a prominent location in the heart of Salisbury. Salisbury is a vibrant city centre location, and the development is in a great micro location, which is a 2 minute walk to the train station with its direct trains to London Waterloo within just 90 minutes. All apartments are offered with a 998-year lease**





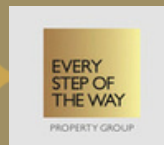
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## Summary of accommodation

Entrance Hall \* Open-plan  
kitchen/diner/sitting room \*  
Master bedroom with ensuite  
\* Second double bedroom \*  
Family bathroom





## Summary of development

- Development of 14 x one- and two-bedroom apartments
- 2-minute walk to Salisbury Railway Station with direct services to London Waterloo in 1 hour 25 minutes
  - 5-minute walk to Salisbury City Centre
  - All Apartments have been finished to a very high specification
- Modern kitchens and branded integrated appliances with stone worktops
- Bathrooms fitted with high end ceramics and branded sanitary ware
  - 998-year lease
- Prominent city centre location





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## General information

Tenure – Leasehold

Lease – 998 years

Utilities – Mains water, electric  
and drainage

Maintenance charges – TBC

Parking – Permit parking within  
the zone area.

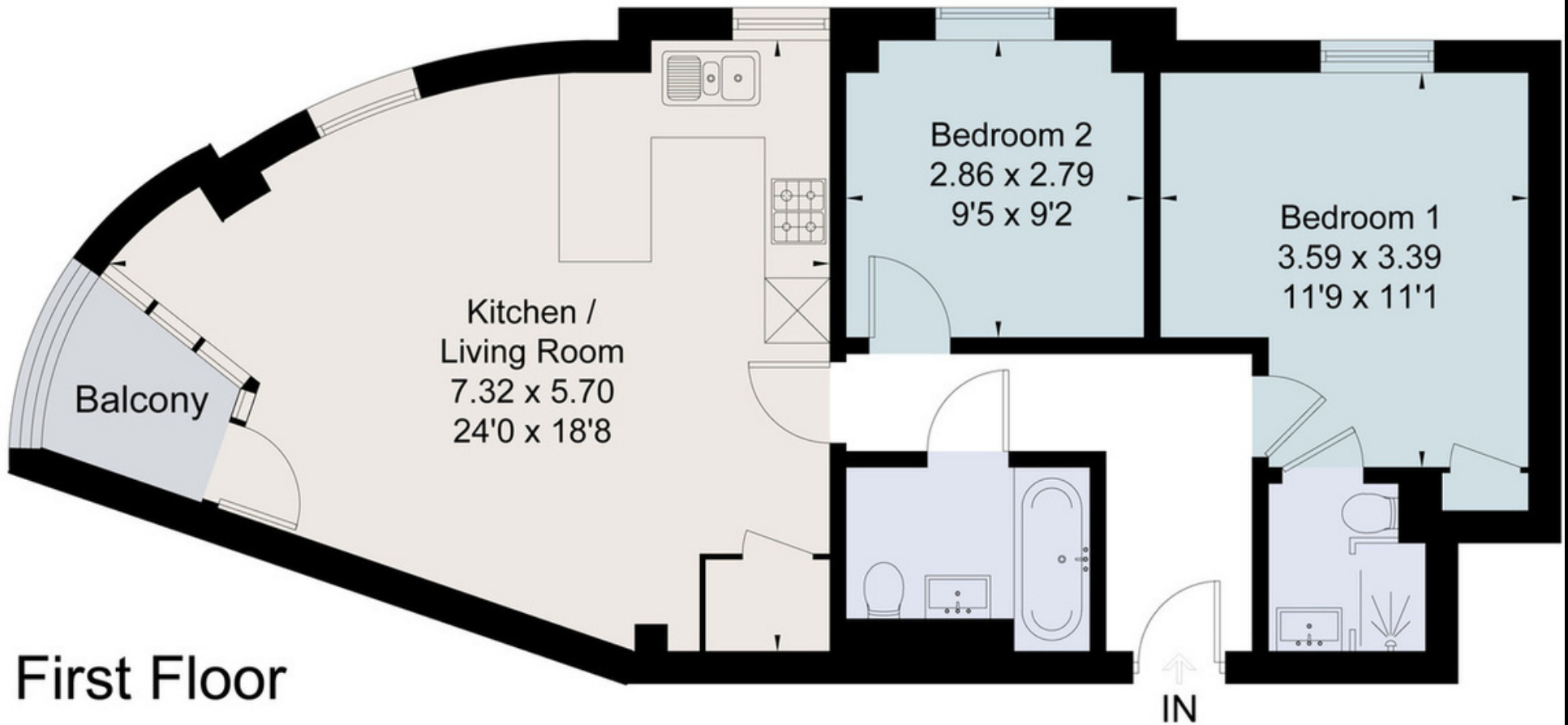




### **Situation**

**The site is located at St. Paul's roundabout, on the junctions of Wilton and Devizes Roads in a very prominent position a short distance to the city centre. The site offers level access to Salisbury railway station (2 minutes' walk) with direct trains to London Waterloo in under 90 minutes. Salisbury city centre offers a wide range of shopping, leisure, cultural and educational facilities and amenities and there are many choices of excellent restaurants and bars. Salisbury has a twice weekly market in the central Market Square. Good local schools are numerous and include Salisbury Cathedral School, Chafyn Grove, Godolphin School, as well as Bishop Wordsworth and South Wilts Grammar Schools. There is racing at Salisbury racecourse, golf at High Post, South Wilts and Rushmore. The countryside surrounding Salisbury offers large unspoiled areas ideal for walking and riding. The A303 provides access to the southwest and London via the M3.**

Approximate Area = 62 sq m / 667 sq ft  
Including Limited Use Area (0.4 sq m / 4 sq ft)  
For identification only. Not to scale.  
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First Floor