



Flat 20, Harnleigh Green 80 Harnham Road, Harnham, Salisbury,  
Wiltshire, SP2 8JN

Guide Price £190,000 Leasehold



## **A spacious first floor apartment with stunning meadow and Cathedral views.**

### **Description**

Light and airy first floor flat, set in truly wonderful communal grounds which lead down to the River Nadder with the water meadows and Cathedral beyond. The flat has a good sitting room and double bedroom both with wonderful views, a kitchen/breakfast room, bathroom and entrance hall. Gas central heating by radiators has been installed together with double glazed windows. Further benefits are a pull cord alarm system and a live-in caretaker. A bus stop is just outside the grounds giving access to Salisbury. This is a most unusual combination of spacious flat and superb communal gardens with extensive views over the meadows towards the Cathedral, and really must be viewed to fully appreciate.

### **Property Specifics**

The accommodation is arranged as follows, all measurements being approximate:

#### **Communal entrance hall**

With stairs up to first floor.

#### **Entrance hall**

Double airing cupboard with fitted shelves and lagged water tank. Shelved storage cupboard with consumer unit. Hatch to loft space. Front door/entrance phone.

#### **Kitchen**

Range of work surfaces with base and wall mounted cupboards and drawers, inset one and a half bowl sink unit with drainer and mixer taps, plumbing for washing machine, cooker space, wall mounted Glow Worm gas boiler for hot water and central heating, radiator, coved ceiling, double glazed window overlooking front garden

#### **Living room**

Double glazed window with wonderful meadow and Cathedral views, coved ceilings, ornamental fireplace with electric fire, 2 radiators, TV point, telephone point, wall shelves.

#### **Bedroom**

Double glazed window to rear elevation with wonderful meadow and cathedral views, radiator.

### **Bathroom**

Suite of shower cubicle with glass screen and electric shower, low level WC and wash-hand basin. Part tiled walls, extractor fan, radiator, striplight and shaver socket.

### **Outside**

Surrounding the block are extensive communal gardens with seating areas, lawn, flowerbeds and shrubs. These lead down to the River Nadder with the water meadows beyond. As mentioned before, the views are quite exceptional and really need to be seen to be appreciated. The flat currently has the benefit of an allocated parking space.

### **Services**

Mains gas, water, electricity and drainage are connected to the property.

### **Tenure**

The lease expires on the 23rd of June 2159. There are therefore 136 years remaining. Ground rent is £104 per annum. Service charge is currently £2200 per annum.

### **Outgoings**

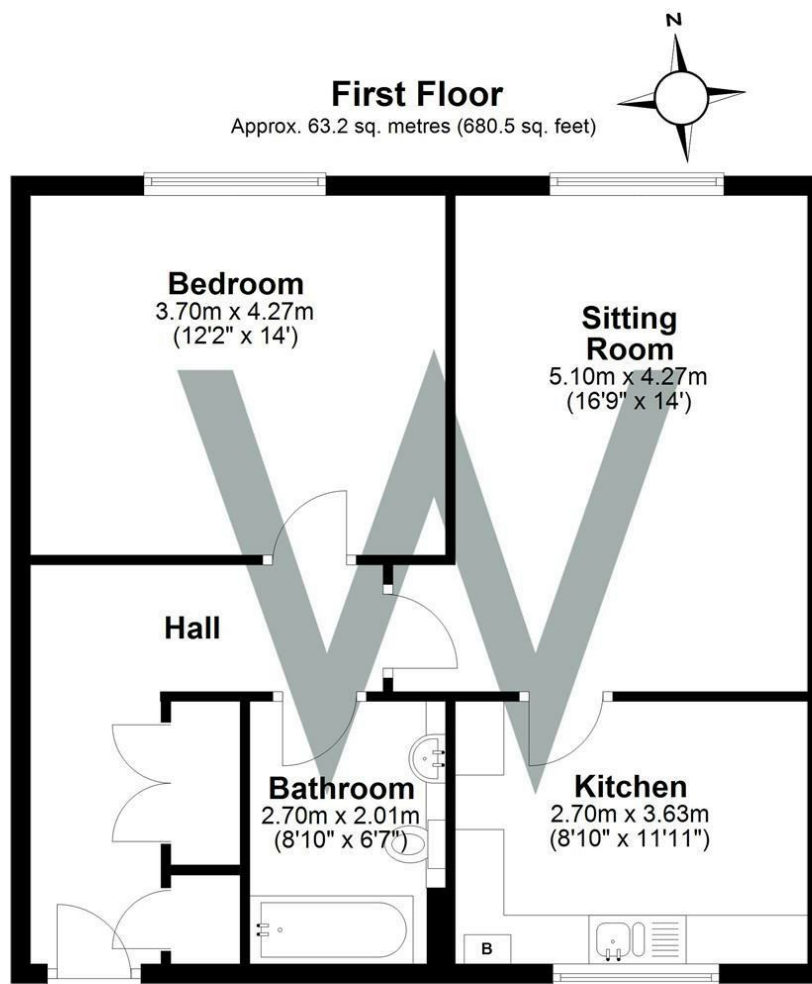
The Council Tax Band is ' C ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,129.43.

### **Directions**

Leave the city via Exeter Street and proceed straight over the roundabout into Newbridge Road. At the traffic lights/roundabout turn right into Harnham Road. After about a quarter of a mile, just before the bus shelter, turn right into Harnleigh Green. No. 20 will be found at the rear, in the block of flats to the west.

### **WHAT3WORDS**

What3Words reference is: [///slim.darker.again](https://www.what3words.com/slim.darker.again)



Total area: approx. 63.2 sq. metres (680.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

**WHITES**  
 Castle Chambers, 47 Castle Street,  
 Salisbury, Wiltshire, SP1 3SP  
 01722 336422  
[www.hwwhite.co.uk](http://www.hwwhite.co.uk)  
[residential-sales@hwwhite.co.uk](mailto:residential-sales@hwwhite.co.uk)



