



Flat 1, 74 Bouverie Avenue, Harnham, Salisbury, Wiltshire, SP2 8DX

Guide Price £190,000 Leasehold

## Rarely available ground floor flat in a prized location, in need of some updating.

### Description

Situated in a highly sought after road, a rarely available ground floor flat in lovely communal gardens together with parking and garage. The accommodation consists of sitting room, inner hall, kitchen, double bedroom, single bedroom and shower room. The flat is in need of some updating but represents a great opportunity and is offered with vacant possession.

### Location

Considered to be one of the best roads in Salisbury within walking distance of the hospital, good schools, main line station, Nisa store and city centre.

### Communal Hall

#### Sitting Room

Double aspect room, night storage heater.

#### Kitchen

Range of work surfaces with base and wall mounted cupboards and drawers, single drainer sink unit, space and plumbing for washing machine, space for electric cooker.

#### Inner Hall

Night storage heater, shelved airing cupboard with lagged hot water tank and immersion heater.

#### Bedroom 1

Night storage heater.

#### Bedroom 2

#### Shower room

Shower cubicle with thermostatic mixer taps, wc and wash hand basin in vanity unit, wall heater, tiled floor and part tiled walls.

#### Outside

The property is set in mature communal grounds with lawns together with mature flower beds and shrubs.

#### Garage

Single garage in block to rear of the building.

### Services

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

### Tenure

999 year lease with approximately years remaining (TBC) . Ground rent to include insurance is approximately £70.00 per month

### Outgoings

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

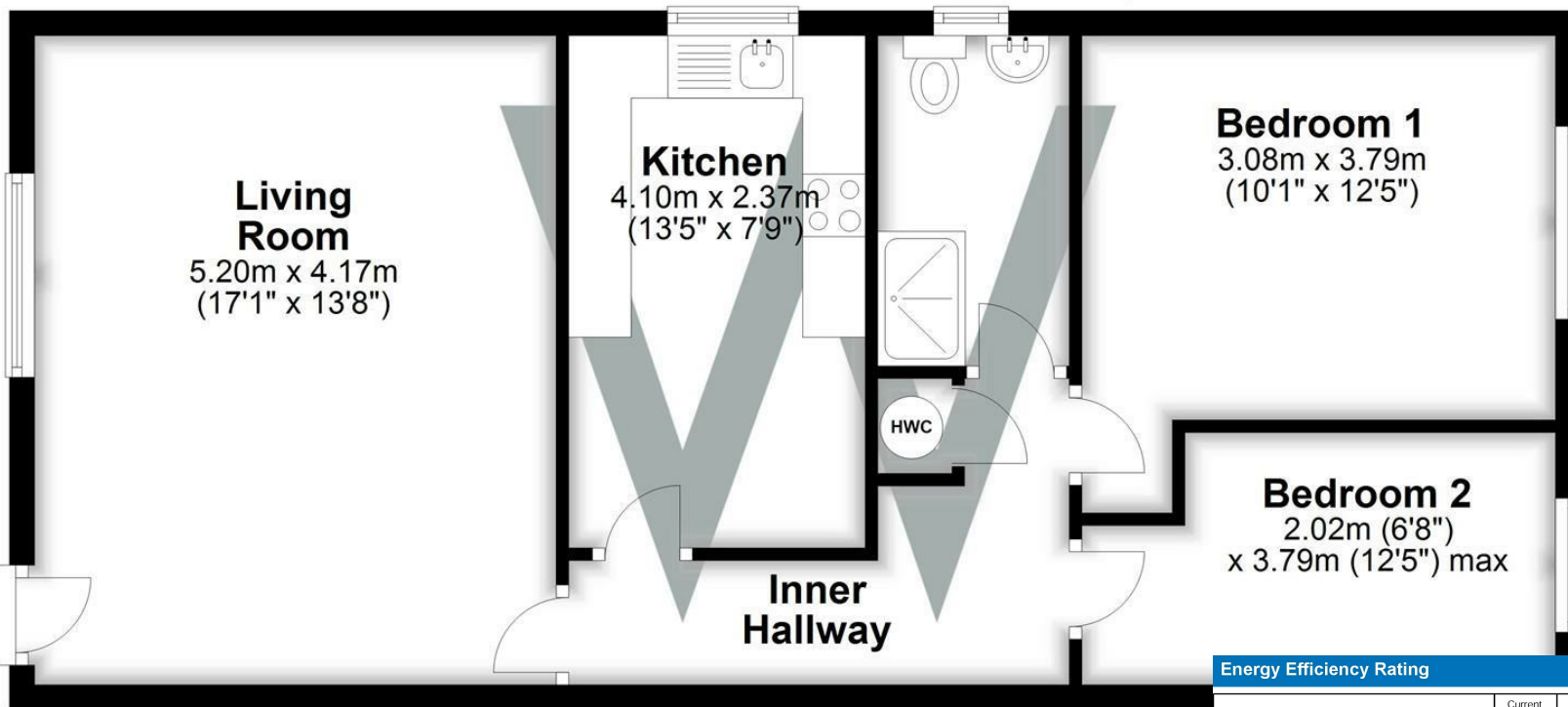
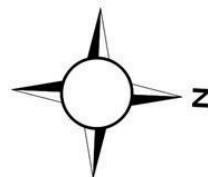
### Directions

From Salisbury proceed along Exeter Street and continue over the roundabout into Newbridge Road. Proceed through the traffic lights and at the roundabout turn right into Bouverie Avenue.

### WHAT3WORDS

What3Words reference is: [///secret.onion.sticks](https://www.what3words.com/secret.onion.sticks)

**Ground Floor**  
Approx. 63.2 sq. metres (680.3 sq. feet)



Total area: approx. 63.2 sq. metres (680.3 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>			
(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**  
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