

VENDITUM

RESIDENTIAL SALES

EST. 2004



Flat 7, Thaxted Campbell Road

Salisbury, SP1 3BG

£169,950



A well proportioned ground floor flat within this sought after location with the huge benefit of an allocated parking space. 7 Thaxted Flats is offered for sale in good order throughout with double glazing and gas heating (recently refitted boiler with residue of five year guarantee). The flat offers a well re-fitted kitchen and bathroom and is sold with no forward chain. Thaxted Flats is a purpose built development on Campbell Road a short walk from the city centre, crucially the residents of the development own the freehold and flat 7 also enjoys a 999 year lease from 2016. Outside the building offers well maintained communal gardens and an allocated/guest parking. An internal viewing is highly advised.



Directions

Proceed to St Marks Avenue from St Marks roundabout turning first left in to Campbell Road. Thaxted Flats can be found after a short time on your left. The communal door for number 7 can be found to the left of the access drive.

Communal Entrance Door

Entry Phone.

Entrance Lobby

Laminate flooring.

Front Door

Laminate flooring. Radiator.

Lounge 16'4" x 9'10" (5m x 3m)

Double glazed picture window to rear with outstanding views over the city and cathedral. Radiator. Full height storage cupboard. Laminate flooring.

Kitchen 10'2" x 5'6" (3.10m x 1.7m)

Matching wall and base units with work surface over. Inset 1 ¼ bowl stainless sink unit with mixer tap. Inset NEFF gas hob with oven under and extractor hood, plumbing and space for washing machine. Tiled splashbacks and floor. Double glazed window to rear with city and cathedral views. Radiator.

Bathroom

Refitted white suite comprising WC, pedestal basin, panelled bath with thermostatic mixer tap. Wet wall splashbacks, heated towel rail. Full height storage cupboard housing modern combination boiler. Extractor fan.

Bedroom One 11'1" x 8'10" (3.4m x 2.7m)

Double glazed window to front. Two double wardrobes. Double radiator. Recently replaced carpet.

Outside

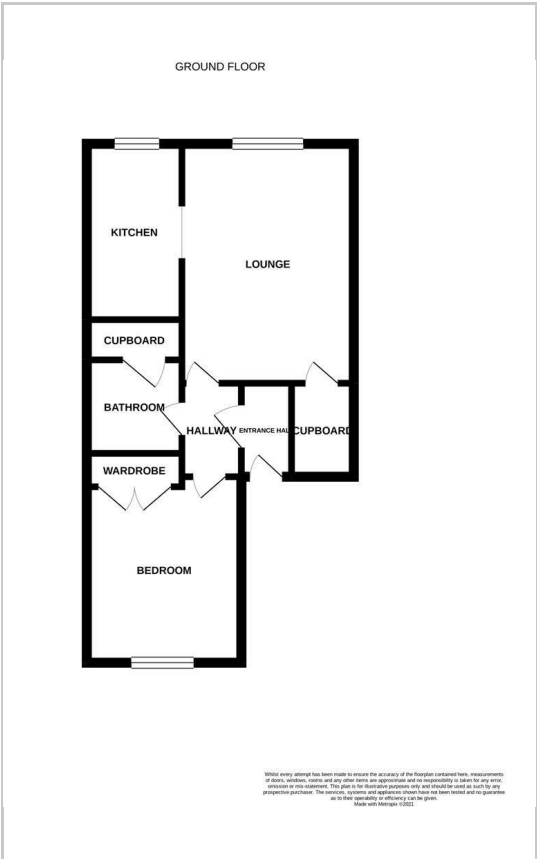
To the front of the building is an area of open plan lawn with access driveway to the rear parking area. Individual full height bin stores.

To the rear of the building is an expansive gravel parking/turning area. Allocated parking space for number seven and guest parking. The gardens are landscaped and well maintained with an area of lawn interspersed with mature planting. Area for washing lines, outside seating.

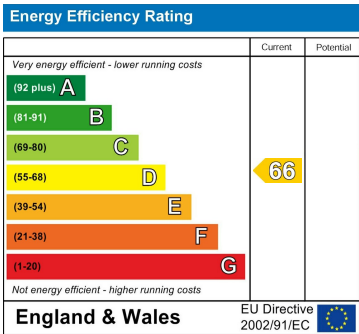
Area Map



Floor Plans



Energy Efficiency Graph



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