



4 Woodbury House The Crescent, Harnham, Salisbury, Wiltshire, SP2 8FD

£180,000 Leasehold

A well presented one bedroom first floor flat with a parking space and situated in a popular city edge location.

Description

The property is a one bedroom first (top) floor flat with well presented accommodation and a parking space. The accommodation comprises a secure communal entrance hall with the private hall (with two storage cupboards) leading to all the rooms. There is an open plan sitting/dining room that leads through to a kitchen area that has a good range of units and an integrated electric oven and gas hob. There is a double bedroom with a fitted double wardrobe and the bathroom has a white three piece suite with a shower over the bath. Further benefits include PVCu double glazing and gas central heating. The Rowbarrow development is located on the south-western side of the city offering excellent access to the hospital and there are lovely countryside walks nearby. There is a local bus service which runs into the city centre which lies approximately 1 mile away. There is also a nearby M&S outlet and Nisa mini-market.

Property Specifics

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

Communal Entrance Hall

Communal door with secure fob entry system, stairs to first floor.

Entrance Hall

Wood effect floor, two storage cupboards, radiator, entrance intercom phone, wall mounted digital thermostat, doors to all rooms.

Sitting/Dining Room 13'7" x 11'5" (4.16m x 3.49m)

Dual aspect with windows to side and rear, radiator, TV and telephone points, space for table and chairs, through to;

Kitchen Area 10'8" x 8'2" (3.27m x 2.51m)

Fitted with base and wall units with work surfaces over, integrated electric oven with four ring gas hob and extractor over, sink and drainer with mixer tap under window to side, space/plumbing for washing machine, space for fridge/freezer, cupboard housing gas boiler.

Bedroom 13'7" x 9'5" (4.16m x 2.89m)

Window to side, radiator, fitted double wardrobe, TV point.

Bathroom

Fitted with a white suite comprising panelled bath with shower and screen, pedestal wash hand basin, low level WC, radiator, extractor, shaver point.

Outside

To the rear of the block is a car parking area with an allocated space (Marked A). There are bin and bike stores. The block lies adjacent to a pleasant grassed area to the front.

Services

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

Outgoings

The Council Tax Band is 'B' and the payment for the year 2024/2025 payable to Wiltshire Council is £1964.62.

Tenure

Held on a 99 year lease from 2011. There is an annual Ground Rent of £120 per annum and the service charge for April 2024 to March 2025 is £1110.75.

Directions

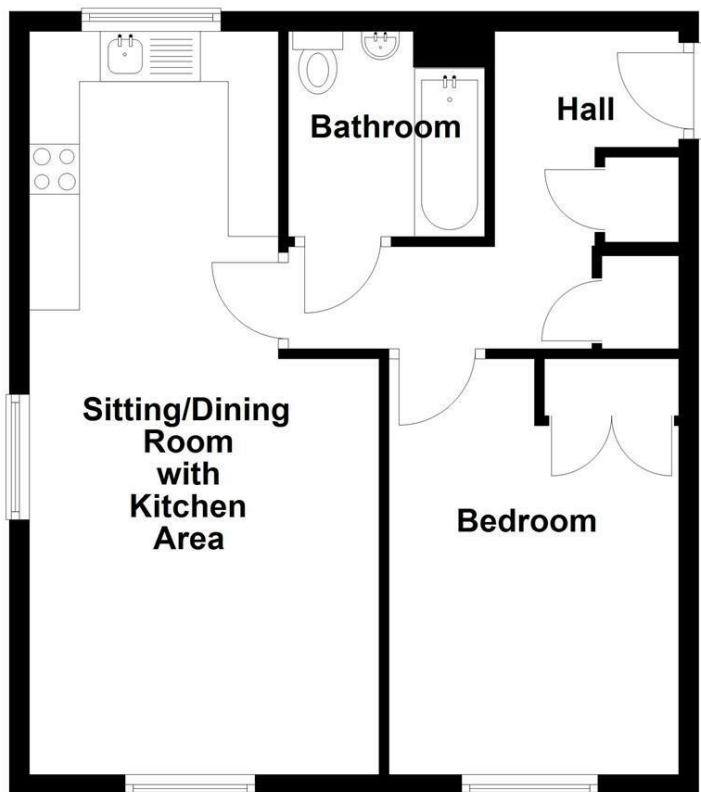
Leave our offices in Salisbury and proceed out of Salisbury on the A338 Downton Road. At the traffic lights turn right into Rowbarrow. Continue up here for a short distance and take the first turning on the left by the shop. Follow the road and Woodbury House can be found on the left hand side shortly after the turn for Rowbarrow Lane.

WHAT3WORDS

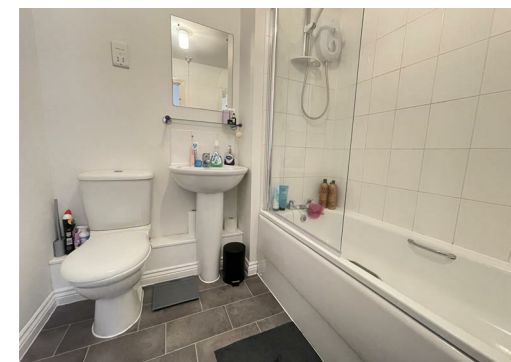
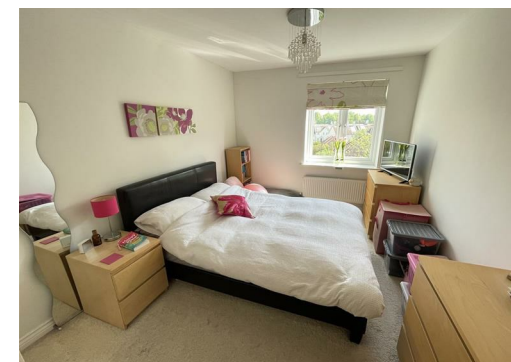
What3Words reference is: [///wounds.fluid.causes](https://www.what3words.com/#!/wounds.fluid.causes)


Floor Plan

Approx. 48.1 sq. metres (517.8 sq. feet)



Total area: approx. 48.1 sq. metres (517.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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