



Old Mill House, Harnham



Flat 2 Old Mill House, Middle Street Harnham, Salisbury, Wiltshire, SP2 8LL

- One Bedroom Apartment
- Spacious Accommodation
- Grade II listed period house
- Period Features
- Immaculate Condition
- Outside Space
- Stylish Presentation
- Highly Sought After Location

The Property

Located at the foot of the 'Town Path' which leads across Constables' water meadows to the edge of Salisbury's Medieval city centre, Old Mill House is a notable Grade II listed house set in the heart of Harnham.

Stairs up from the ground floor main entrance lead to Flat 2, which is a fantastic 1 bedroom apartment with period proportions and features including covings, high skirting boards and sash windows. The property is presented in excellent order, and has been well styled by the present owner giving a modern meets traditional feel. The large double bedroom enjoys a light feel with its wonderful dual aspect, across the landing the sitting room has equally excellent light due to its large sash window. A modern bathroom and well appointed galley kitchen are both situated just off the sitting room, the kitchen features plenty of above and below counter units. The kitchen winds around to small utility area and the wonderful feature of a roof terrace, perfect for enjoying a Sunday morning coffee with the papers or perhaps an evening G&T.

Location

The highly sought-after suburb of Harnham, is on the southern side of Salisbury city centre. The property is just a stones throw away from Harnham Recreation Ground, Harnham Community Sports & Social Club and Harnham Infant & Junior School. Salisbury boasts a well-thought of Playhouse historic city centre including Cathedral Close and the Cathedral itself and twice-weekly charter market, multiple restaurants, shopping, and leisure facilities. There is a number of primary and secondary schools, both private and state. Salisbury has excellent road links to London, Southampton and Bournemouth and provides direct trains to London Waterloo.

A stylish one bedroom first floor apartment set in a notable Grade II listed house, located in Harnham at the foot of the Town Path.

Tenure: Share of Freehold Size: 623 ft² EPC Rating: Exempt (Listed Grade II) Council Tax Band: B



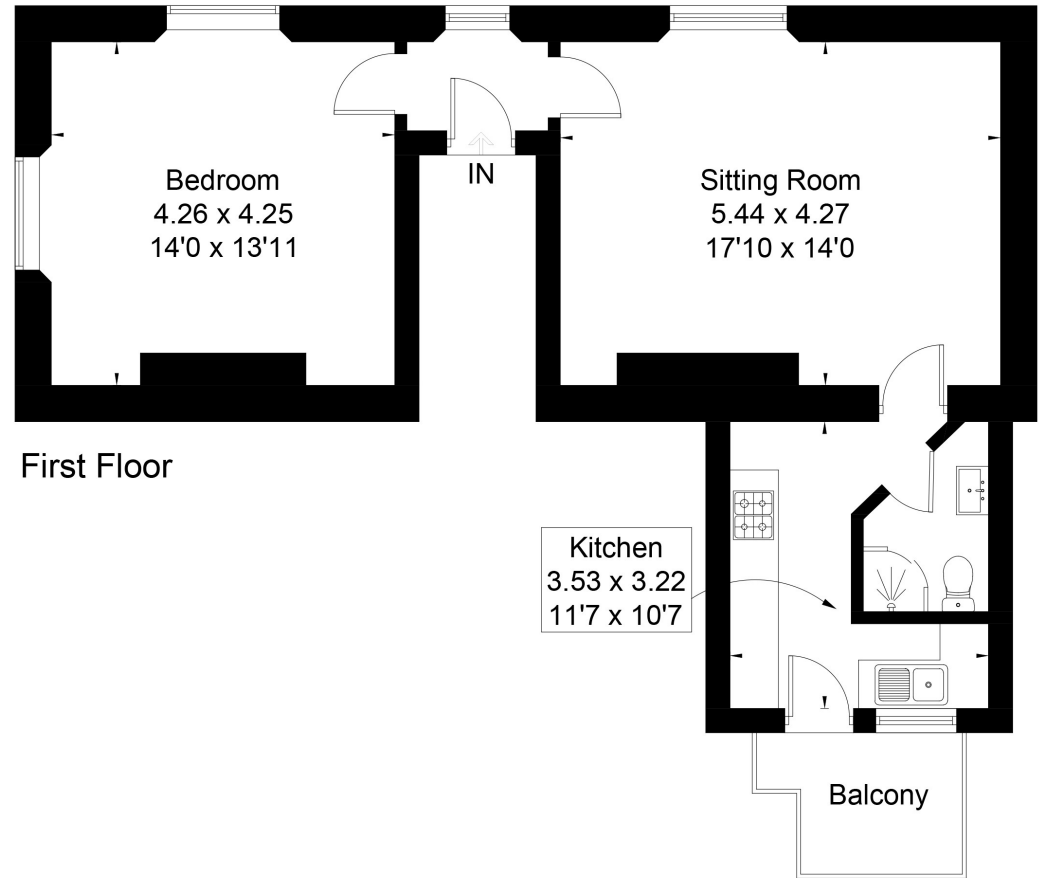
Services - Mains electrics, gas and drainage. BT.com suggests 900mbs for broadband speed.

Train Station 0.7 Miles (walking) • City Centre 0.7 Miles • Southampton 24 Miles • Bath 44 Miles





Approximate Area = 57.9 sq m / 623 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Leased Until: 10/09/2109 Ground Rent: None Service Charge: 1/3 share of maintenance costs, paid on an ad hoc basis.

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