

7 Harnleigh Green
Harnham





A spacious 2 bedroom ground floor apartment with versatile accommodation, beautiful communal gardens, views over the water meadows to the Cathedral and two parking spaces

7 Harnleigh Green

Harnham Road, Salisbury, SP2 8JN

OIEO

£350,000



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|-----------------------------|------------------------------|
| • Ground Floor | • Warden Assisted |
| • Two Bedrooms | • Easy Walk into the City |
| • Two Bathrooms | • Off Road Parking for Two |
| • Two Large Reception Areas | • Beautiful Communal Gardens |
| • Versatile Accommodation | • River Frontage |

The Property

A rare opportunity to purchase a large ground floor apartment with two allocated parking spaces and beautifully maintained grounds. 7 Harnleigh Green was formerly two individual flats, now combined into one, offering generous living accommodation.

A rarely available and wonderful opportunity to modernise and with potential to re-configure the layout, this property could be ideal for someone downsizing or wanting ground floor living without compromising on square footage.

The property is accessed via a communal hallway which is a short walk from the allocated parking spaces.

Upon entering the flat you are welcomed by a large hallway which leads to all the accommodation. There are three double bedrooms, the principal of which is serviced by its own bathroom, the largest bedroom leads through to what was formerly a kitchen/ utility and has potential to become an ensuite bathroom. A large bathroom is set off the hall.

The Kitchen features below counter storage and spaces for appliances, there is ample room for a table and chairs. The sitting room has dual aspect windows and is bright with natural light coming in, and features an electric faux coal effect fire.

Services - All mains connected. Ofcom suggests Ultrafast Broadband is available as is good service from all the main mobile phone providers.

Lease Information - 125 years from 1984 (84 years remaining). Service Charge £4592.00 for 2024/25. Ground Rent £208.00 2024/25

Tenure

Leasehold

EPC Rating

C (75)

Outgoings

Council Tax Band: E

Size

1322sqft





Outside

Residents of Harnleigh Green enjoy very well maintained and comprehensive communal gardens which includes a large riverside stretch along the picturesque river Avon where one can enjoy glorious views across the water meadows towards Salisbury's famous Cathedral, the grounds can be enjoyed by all residents and their guests.

Location

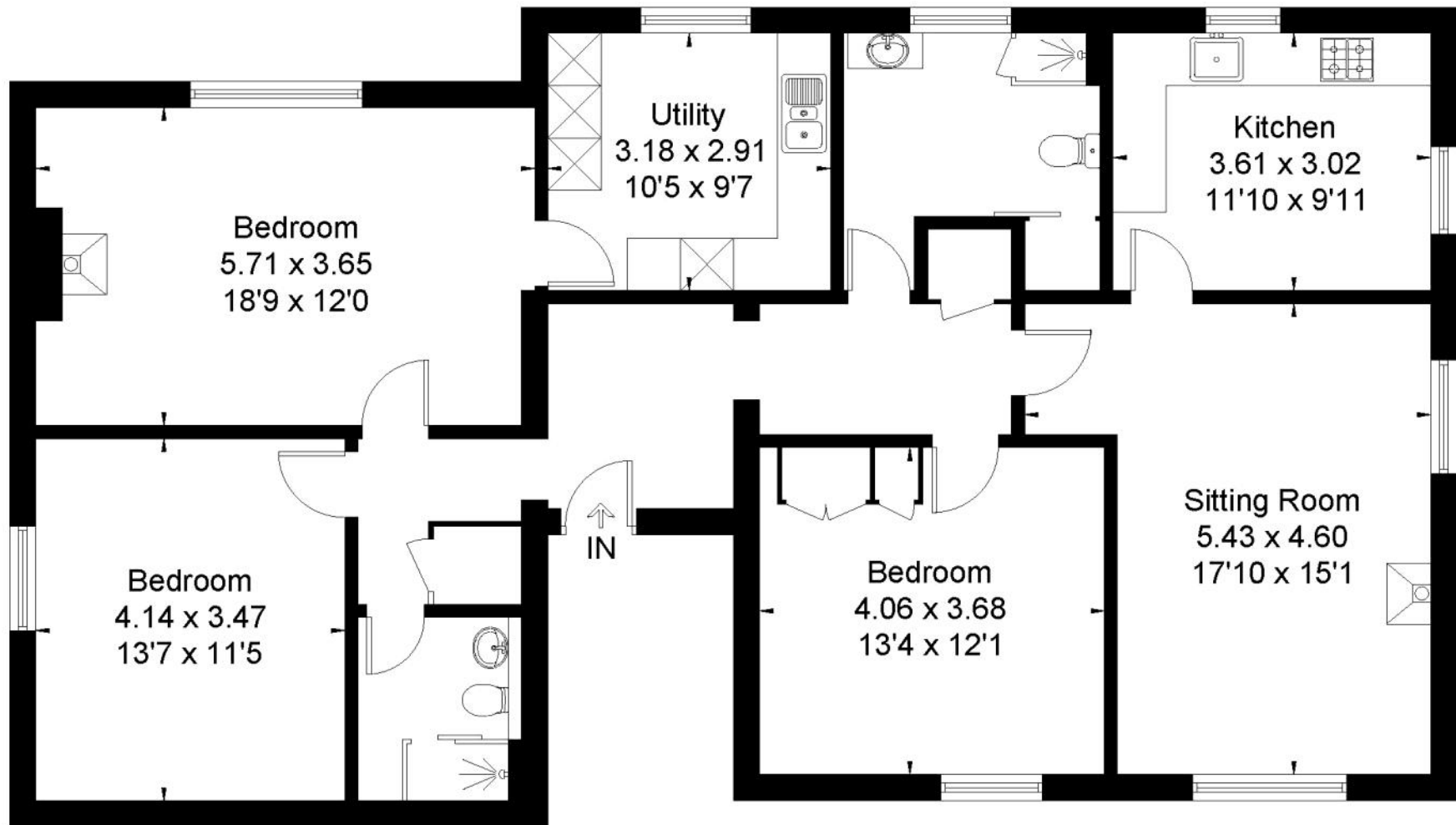
Forming part of a complex originally built in the 1980's, Harnleigh Green is situated in the popular residential area of Harnham, close at hand are a general store/delicatessen, post office./shop, church, village hall hotels and public houses.

The property is within easy reach of the historic cathedral city centre of Salisbury with lovely walks across the town path or alternatively across St Nicholas Bridge and the Cathedral Close. There is a bus stop just outside the development which provides a frequent service into the city centre which has an excellent range of facilities – shopping, leisure, educational and cultural, as well as a mainline station with trains to London Waterloo and a twice weekly market.





Approximate Floor Area = 122.8 sq m / 1322 sq ft



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #94182

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